

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee East **Date:** 30 May 2007

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.35 pm - 10.45 pm

Members Present: M Colling (Chairman), Mrs M McEwen (Vice Chairman), Mrs D Collins, M Colling, R Frankel, A Green, Ms J Hedges, D Jacobs, D Kelly, Mrs M McEwen, R Morgan, G Pritchard, Mrs P K Rush, D Stallan, Mrs J H Whitehouse and J M Whitehouse

Other Councillors: None

Apologies: P Gode, Mrs A Grigg, Mrs H Harding, B Rolfe and C Whitbread

Officers Present: B Land (Principal Planning Officer), A Sebbinger (Principal Planning Officer), M Jenkins (Democratic Services Assistant) and G Woodhall (Democratic Services Officer)

1. WEBCASTING INTRODUCTION

The Chairman made a short address to remind all present that the meeting would be broadcast on the Internet, and that the Council had adopted a protocol for the webcasting of its meetings. The Sub-Committee noted the Council's Protocol for Webcasting of Council and Other Meetings.

2. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the inaugural meeting of the Sub-Committee and outlined the procedures and arrangements adopted by the Council to enable persons to address the Sub-Committee, in relation to the determination of applications for planning permission. The Sub-Committee noted the advice provided for the public and speakers in attendance at Council Planning Sub-Committee meetings.

3. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor Mrs D Collins declared a personal and prejudicial interest in the following item of the agenda and would leave the meeting for the consideration of the application and voting thereon:

- EPF/0729/07 - Part of Toll House Field, Woodside, North Weald, Epping

(b) Pursuant to the Council's Code of Member Conduct, Councillor R Frankel declared a personal and prejudicial interest in the following item of the agenda and would leave the meeting for the consideration of the application and voting thereon:

- EPF/0842/07 - Albanridge, Theydon Park Road, Theydon Bois, Epping

(c) Pursuant to the Council's Code of Member Conduct, Councillor G Pritchard declared a personal and prejudicial interest in the following items of the agenda, by virtue of owning a property which backed onto the sites in question, and would leave the meeting for the consideration of the applications and voting thereon:

- EPF/0397/07 - 11 Great Stony Park, High Street, Ongar, Essex
- EPF/0603/07 - 9 Great Stony Park, High Street, Ongar, Essex

(d) Pursuant to the Council's Code of Member Conduct, Councillor D Stallan declared a personal interest in the following item of the agenda, by virtue of being a member of North Weald Parish Council. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0729/07 - Part of Toll House Field, Woodside, North Weald

(e) Pursuant to the Council's Code of Member Conduct, Councillor Mrs J Hedges declared a personal interest in the following items of the agenda, by virtue of being a member of Epping Town Council. The Councillor had determined that her interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/0379/07 - 77 – 79 High Street, Epping
- EPF/0526/07 - 30 Severns Field, Epping

(f) Pursuant to the Council's Code of Member Conduct, Councillor G Pritchard declared a personal and prejudicial interest in the following item of the agenda, by virtue of knowing the applicant, and would leave the meeting for the consideration of the application and voting thereon:

- EPF/0686/07 - School House, The Street, Willingale, Ongar

4. ANY OTHER BUSINESS

It was noted that there was no other urgent business for consideration by the Sub-Committee.

5. PROBITY IN PLANNING - APPEAL DECISIONS, OCTOBER 2006 TO MARCH 2007

The Principal Planning Officer presented a report to the Sub-Committee regarding Planning Appeal Decisions from October 2006 to March 2007. The report, which complied with the recommendation of the District Auditor, advised the Sub-Committee of the results of all successful appeals, in particular those that were refused contrary to officer recommendation.

During the six month period between October 2006 and March 2007, the Council received 74 decisions on appeals – 71 planning and related appeals and 3 enforcement appeals. Of the 71 planning and related appeals 22 were allowed (31%) and none of the 3 enforcements, a combined total of 29.7% of the Council's decisions being overturned. On this occasion, the proportion of appeals that arose from decisions of the Sub-Committees to refuse contrary to the recommendation of officers was much higher than on previous occasions. Of the 71 appeal decisions, 18

arose in such circumstances and the Council lost 12 of those cases. If those 18 cases were entirely discounted from the statistics, the Council's performance figure would have been 19%, which was well within the top quartile performance nationally.

There were two cases where costs had been awarded during this period, one was for the Council and one against.

There had been a disproportionately higher number of these appeals allowed in Area Plans A, now entitled "South". This situation was of some concern to members but officers assured members that it would receive closer examination in the near future.

The Council's performance during this period, though still better than the national average, had been disappointing but this appeared, in part, to be a reflection of the higher willingness of members to set aside officer's recommendations.

RESOLVED:

That the Planning Appeal Decisions from October 2006 to March 2007 be noted.

6. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 – 15 be determined as set out in the schedule attached to these minutes.

7. DELEGATED DECISIONS

The Sub-Committee noted that schedules of planning applications determined by the Head of Planning and Economic Development under delegated authority since the last meeting had been circulated and could be inspected at the Civic Offices.

CHAIRMAN

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Minute Item 6

Report Item No: 1

APPLICATION No:	EPF/0379/07
SITE ADDRESS:	77 - 79 High Street Epping Essex CM16 4BA
PARISH:	Epping
WARD:	Epping Lindsey and Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	TPO 23/90; 2 x Birch: Fell 1 decayed birch, reduce crown of adjacent tree by 20%.
DECISION:	GRANTED (with conditions)

CONDITIONS

- 1 The work authorised by this consent shall be carried out under the direct supervision of the Local Planning Authority, who shall receive in writing, 5 working days' notice of such works.
- 2 A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed, unless varied with the written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 3 All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998 (1989) (or with any similar replacement Standard).

Report Item No: 2

APPLICATION No:	EPF/0526/07
SITE ADDRESS:	30 Severns Field Epping Essex CM16 5AP
PARISH:	Epping
WARD:	Epping Lindsey and Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	TPO 3/84; Scots Pine: Fell.
DECISION:	GRANTED (with conditions)

CONDITIONS

- 1 A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed, unless varied with the written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Report Item No:3

APPLICATION No:	EPF/0184/07
SITE ADDRESS:	Camelot Manor Road Romford Essex RM4 1NH
PARISH:	Lambourne
WARD:	Lambourne
DESCRIPTION OF PROPOSAL:	New brewery signage.
DECISION:	GRANTED (with conditions)

CONDITIONS

- 1 The maximum luminance of the signs granted consent by this Notice shall not exceed:-

for the post mounted hanging sign - 1200 candelas per square metre.
for the post mounted entrance sign - 1600 candelas per square metre.

Report Item No: 4

APPLICATION No:	EPF/0278/07
SITE ADDRESS:	Strawberry Hall Greens Farm Lane Magdalen Laver Ongar Essex CM5 0EP
PARISH:	Moreton, Bobbingworth and the Lavers
WARD:	Moreton and Fyfield
DESCRIPTION OF PROPOSAL:	Erection of garden room to replace existing utility room and approved conservatory. (Revised application)
DECISION:	GRANTED (with conditions)

The Committee were persuaded to grant permission because it was considered the extension would not detract from the character of the building.

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 Prior to the commencement of the development, means to ensure that the conservatory granted under reference EPF/1172/93 shall not be built shall be submitted for approval in writing by the Local Planning Authority.

Report Item No: 5

APPLICATION No:	EPF/0279/07
SITE ADDRESS:	Strawberry Hall Greens Farm Lane Magdalen Laver Ongar Essex CM5 0EP
PARISH:	Moreton, Bobbingworth and the Lavers
WARD:	Moreton and Fyfield
DESCRIPTION OF PROPOSAL:	Grade II Listed Building application for the erection of garden room to replace existing utility room and approved conservatory. (Revised application)
DECISION:	GRANTED (with conditions)

The Committee were persuaded to grant consent because it was considered the extension would not harm the character of the Listed Building.

CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of five years, beginning with the date on which the consent was granted.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.

Report Item No: 6

APPLICATION No:	EPF/0729/07
SITE ADDRESS:	Part of Toll House Field Woodside North Weald Epping Essex
PARISH:	North Weald Bassett
WARD:	Epping Lindsey and Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Change of use to proposed archery range, a container to store equipment, shelter, toilet, car parking and fencing. (Resubmitted application)
DECISION:	GRANTED (with conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the proposed fencing around the car park area to the south of the site to be submitted and approved by the Local Planning Authority prior to the construction of the car park area. The development shall be carried out in accordance with these approved details.
- 3 Details of fence screening to the length of the site which adjoins the motorway shall be submitted to and approved by the Local Planning Authority prior to the first occupation of the site for the use hereby approved. The fence shall then be constructed in accordance with these approved details.
- 4 The use of the site for the purposes of archery shall be limited to 40 persons at any one time and shall only be undertaken during the hours of 08.30 and 17:30 Monday to Saturday and 9.30 and 16:30 on Sundays.
- 5 The Access should be formed by way of radius kerbs returning to a minimum width of 4.8 metres to a specification agreed with the Local Planning Authority.
- 6 Notwithstanding the indicative target plan, a distance of at least 30m from each boundary of the site shall be left as a buffer.
- 7 Prior to the commencement of the use hereby approved details of any additional ancillary relocatable structures shall be submitted for approval in writing by the Local Planning Authority. Only those structures previously agreed shall be placed on the land unless the Local Planning Authority gives its consent to any variation.
- 8 Prior to the commencement of the development, details indicating how the site can be made accessible to disabled users shall be submitted for approval in writing by

the Local Planning Authority. The measures shall be implemented in accordance with these details unless the Local Planning Authority gives its consent to any variation.

Report Item No: 7

APPLICATION No:	EPF/0397/07
SITE ADDRESS:	11 Great Stony Park High Street Ongar Essex CM5 0TH
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Retention of a satellite dish to rear.
DECISION:	GRANTED

Report Item No: 8

APPLICATION No:	EPF/0603/07
SITE ADDRESS:	9 Great Stony Park High Street Ongar Essex CM5 0TH
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Retention of a satellite dish.
RECOMMENDED DECISION:	GRANTED

Report Item No: 9

APPLICATION No:	EPF/0198/07
SITE ADDRESS:	Stewarts Farm School Road Stanford Rivers Ongar Essex CM5 9PT
PARISH:	Stanford Rivers
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Change of use to Class B2 with ancillary offices, parking and storage for Washroom Washroom Ltd.
DECISION:	WITHDRAWN

Report Item No: 10

APPLICATION No:	EPF/0595/07
SITE ADDRESS:	Land at Bons Farm (next to 2 Bons Farm Cottages) Stapleford Road Stapleford Abbots RM4 1RP
PARISH:	Stapleford Abbots
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Change of use of part of former chicken house building to self-contained flat. (flat J)
DECISION:	GRANTED (with conditions)

CONDITIONS

- 1 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Classes A, B and E shall be undertaken without the prior written permission of the Local Planning Authority.

Report Item No:11

APPLICATION No:	EPF/0596/07
SITE ADDRESS:	Land at Bons Farm (next to 2 Bons Farm Cottages) Stapleford Road Stapleford Abbots RM4 1RP
PARISH:	Stapleford Abbots
WARD:	Passingford
APPLICANT:	Mrs L Flower
DESCRIPTION OF PROPOSAL:	Certificate of lawfulness for an existing change of use of part of former chicken house to a self contained dwelling house (flat K).
DECISION:	LAWFUL

REASON

- 1 The use of the unit as a self contained flat is considered to be lawful under the provisions of Section 172b of the Town and Country Planning Act 1990.

Report Item No: 12

APPLICATION No:	EPF/0606/07
SITE ADDRESS:	94 Dukes Avenue Theydon Bois Epping Essex CM16 7HF
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Two storey side and rear and front garage extension, internal alterations.
DECISION:	GRANTED (with conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Prior to first occupation of the building hereby approved the proposed window openings in first floor flank wall shall be fitted with obscured glass with night vents only, and shall be permanently retained in that condition.
- 3 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 5 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting that Order) no enclosure or balcony shall be formed at any time on the roof of the extension hereby approved without the prior written approval of the Local Planning Authority.

Report Item No: 13

APPLICATION No:	EPF/0842/07
SITE ADDRESS:	Albanridge Theydon Park Road Theydon Bois Epping Essex CM16 7LS
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Loft conversion with extension to roof. (Revised application)
DECISION:	GRANTED (with conditions)

The Committee's attention was drawn to a letter of support from the applicant.

The Committee were persuaded to grant permission because it was considered that the extension would not impact on the openness of the Green Belt.

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

Report Item No: 14

APPLICATION No:	EPF/0517/07
SITE ADDRESS:	Barkers Farm Mount End Road Theydon Mount Epping Essex CM16 7PS
PARISH:	Theydon Mount
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	New roof to existing building.
DECISION:	GRANTED (with conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 No residential use shall take place within this building without the prior written approval of the Local Planning Authority.
- 3 The hedgerow along the front boundary of the site shall be retained at a minimum height of 3m and shall not be uprooted or cut down without the prior written approval of the Local Planning Authority. If the hedge shall become diseased/damaged/uprooted/destroyed, it must be replaced by another hedge of the same variety unless the Local Planning Authority has given its prior written consent to any variation.
- 4 The openings on the front and side elevations shall not be infilled or glazed without the prior written approval of the Local Planning Authority.

Report Item No: 15

APPLICATION No:	EPF/0686/07
SITE ADDRESS:	School House The Street Willingale Ongar Essex CM5 0SN
PARISH:	Willingale
WARD:	High Ongar, Willingale and the Rodings
DESCRIPTION OF PROPOSAL:	Two storey rear extension.
DECISION:	GRANTED (with conditions)

The Committee were persuaded to grant permission because it was considered that the extension would not impact on the openness of the Green Belt.

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

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