

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 5 February 2020
East

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 8.01 pm
High Street, Epping

Members Present: P Keska (Chairman), N Bedford, P Bolton, H Brady, I Hadley, S Jones, C McCredie, R Morgan, B Vaz, C Whitbread, H Whitbread, J H Whitehouse and J M Whitehouse

Apologies: B Rolfe, L Burrows, M McEwen, J McIvor, J Philip and P Stalker

Officers Present: A Marx (Development Manager Service Manager (Planning)), G Courtney (Planning Applications and Appeals Manager (Development Management)), J Leither (Democratic Services Officer) and R Perrin (Democratic Services Officer)

65. 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.

66. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting 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.

67. MINUTES

RESOLVED:

That the minutes of the meeting held on 27 November 2019 be taken as read and signed by the Chairman as a correct record subject to page 3 of the minutes EPF/1928/19, paragraph 2 which stated:

'The café hereby permitted shall not be open for customers other than between 0730hr and 18230hrs'

This should read:

'The café hereby permitted shall not be open for customers other than between 0730hr and 1830hrs'.

68. DECLARATIONS OF INTEREST

There were no declarations of interest pursuant to the Council's Code of Member Conduct.

69. ANY OTHER BUSINESS

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

70. EPPING FOREST DISTRICT LOCAL PLAN SUBMISSION VERSION - PLANNING POLICY BRIEFING NOTE

It was noted that the Epping Forest District Local Plan Submission Version Planning Policy Briefing note was available at:

http://www.efdclocalplan.org/wpcontent/uploads/2018/03/Planning-Policy-Briefing-Note_Mar-2018.pdf

71. SITE VISITS

There were no formal site visits requested by the Sub-Committee.

72. PLANNING APPLICATION - EPF/1235/19 - 7 BEULAH ROAD, EPPING

APPLICATION NO:	EPF/1235/19
SITE ADDRESS:	7 Beulah Road Epping CM16 6RH
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Two storey and single storey side and rear extensions involving an increase in the height of the main roof, roof alterations, a rear dormer window and replacement and additional windows to the existing dwelling house to provide an annexe and additional living accommodation and an additional vehicle access.
DECISION:	Deferred

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=624018

Deferred for a site visit.

73. PLANNING APPLICATION - EPF/2449/19 - 4 CARTERS LANE, EPPING

This application would be going to the next meeting of the Area Plans West Sub-Committee.

74. PROBITY IN PLANNING - APPEAL DECISIONS, 1ST APRIL 2019 TO 30TH SEPTEMBER 2019

The Sub-Committee received a report regarding Probity in Planning – Appeal Decisions, 1 April 2019 to 30 September 2019.

In compliance with the recommendation of the District Auditor, the report advised the Sub-Committee of the results of all successful allowed appeals (i.e. particularly those refused by committee contrary to officer recommendation).

The purpose was to inform the committee of the consequences of their decisions in this respect and, in cases where the refusal was found to be unsupportable on planning grounds, an award of costs might be made against the Council.

Over the six-month period between 1 April 2019 and 30 September 2019, the Council received 56 decisions on appeals (54 of which were planning related appeals, and the other 2 were enforcement related).

Out of a total of 54 planning related appeals, 7 were allowed (13%). Broken down further, Committee reversals performed very well with only 2 out of 14 allowed (14.3%) and there was also a good Officer delegated decisions performance of 5 out of 40 (12.5%) allowed.

Out of the planning appeals that arose from decisions of the Area Planning Sub-Committee East to refuse contrary to the recommendation put to them by officers during the 6-month period, 1 appeal was allowed against decisions made and 8 were dismissed.

Performance in defending planning application related appeals was reasonable at 22.6%, meaning of course the Council was successful in defending its decisions in 77.4% of cases. Whilst there was no national comparison of authority performance, Members and Officers were reminded that in refusing planning permission there needed to be justified reasons that in each case must be not only relevant and necessary, but also sound and defensible so as to avoid paying costs. This was more important now than ever given a Planning Inspector or the Secretary of State could award costs, even if neither side had made an application for them.

RESOLVED:

That the probity in Planning report covering the period 1 April 2019 to 30 September 2019 be noted.

CHAIRMAN