

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 17 August 2016
West

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 8.10 pm
High Street, Epping

Members Present: A Mitchell (Chairman), G Shiell (Vice-Chairman), R Butler, D Dorrell,
L Hughes, H Kane and S Kane

**Other
Councillors:**

Apologies: R Gadsby, Y Knight, J Lea, M Sartin, S Stavrou and E Webster

Officers Present: J Godden (Principal Planning Officer (Heritage, Enforcement &
Landscaping)), R Perrin (Democratic Services Officer) and P Seager
(Chairman's Secretary)

13. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements agreed by the Council, to enable persons to address the Sub-Committee in relation to the determination of applications for planning permission.

14. 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.

15. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 20 July 2016 be taken as read and signed by the Chairman as a correct record.

16. DECLARATIONS OF INTEREST

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

17. ANY OTHER BUSINESS

It was reported that there was no urgent business for consideration at the meeting.

18. DEVELOPMENT CONTROL

The Sub-Committee considered a schedule of applications for planning permission.

RESOLVED:

That, Planning applications numbered 1 – 2 be determined as set out in the annex to these minutes.

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/1436/16
SITE ADDRESS:	Mill House Betts Lane Nazeing Essex EN9 2DB
PARISH:	Nazeing
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	Retrospective planning application for the erection of entrance gates, new piers and wall.
DECISION:	Grant Permission

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=584896

CONDITIONS

NONE.

Report Item No: 2

APPLICATION No:	EPF/1495/16
SITE ADDRESS:	Former Total Garage Nazeing Road Nazeing Essex EN9 2LD
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Demolition of existing service station and erection of 6, 3 bed houses with associated amenity space, parking and access.
DECISION:	Refuse Permission

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=585034

REASON FOR REFUSAL

- 1 The development fails to provide an access opening wide enough to enable a vehicle to enter the site safely and efficiently whilst another vehicle is waiting to exit the site. This would result in a site where other vehicles may encounter movements that would lead to danger and hazards to users of the highway contrary to policy ST4 of the Adopted Local Plan and Alterations and the NPPF
- 2 The proposals do not accord with the adopted minimum parking standards, in terms of internal layout, manoeuvring space, bay sizes and the number of spaces. This will likely lead to inappropriate kerbside parking, poor manoeuvring within the site and unusable on site spaces contrary to policies ST4, ST6 and DBE6 of the Adopted Local Plan and Alterations.
Approval would set a precedent which if repeated could seriously undermine the principle of seeking to minimise on street parking and highway danger in the locality.
- 3 The proposed dwellings fail to provide adequate usable private amenity space for three bed family dwellings and this together with the lack of adequate off street parking, inadequate size of bays and vehicle access, and inadequate space for manoeuvring, illustrates that the proposal is overdevelopment of this restricted site which fails to improve the environmental quality of the area and the way it functions contrary to policies, CP7, H3A, DBE3(i) and DBE8 of the Adopted Local Plan and Alterations and the NPPF.

Way Forward

Members felt that there was no way forward for this application.