

PLANNING COMMITTEE

MINUTES

A meeting of the Members of the Planning Committee was held on Monday 9 April 2018 at 7.00pm in The Travellers Friend as there were no other available premises.

072/17 Members Present: Cllrs Mr D Buckle (Chairman), Mrs A Jones (Vice Chairman), Ms A Pegrum

In Attendance: Mrs V Evans – Parish Clerk

073/17 Chairman's Welcome

The Chairman welcomed everyone to the meeting and thanked The Travellers Friend for accommodating the committee at short notice.

074/17 Apologies for Absence

There were apologies for absence from Cllr Mr J Barber DL, Cllr Ms J Eldridge, Cllr Miss P Jones and Cllr Mrs S Sharma.

075/17 Declarations of Interest

For probity reasons in relation to the planning application, the Clerk confirmed that she lived nearby.

076/17 Minutes of Previous Meeting

The Minutes of the meeting held on 19 February, having been previously circulated, were confirmed as a true and correct record and signed by the Chairman.

077/17 Public Participation Session

There were no members of the public present.

078/17 Planning Applications

EPF/0485/18 – 26 The Magpies Epping Green

Demolition of existing PVC conservatory. Proposed rear single storey extension. Internal alterations.

Before debate the Clerk read out a letter from the applicants as they were unable to attend the meeting due to business commitments.

No objection

It was noted that the application below had been dealt with at Parish Council on 19 March:

EPF/0460/18 LB Parvills Farm Chambers Manor Farm Lane

Grade II listed building application for new underfloor heating to first floor.

Objection

Inappropriate heating method for a timber framed building – possible damage to building

079/17 Application Decisions

There were 2 decisions on applications previously considered by this Council, see Appendix A.

080/17 Enforcement

There was notification of 2 closed Enforcements.

081/17 EFDC Constitution Panel - Officer delegations within planning

Information had been circulated from EFDC on proposed changes to the EFDC Constitution regarding Planning Officer Delegations in view of the expected increase in planning applications due to the Local Plan.

There was considered discussion as to the impact on the community of the proposed changes and initial comments were compiled. It was unanimously AGREED to respond to the consultation on the proposed Replacement Planning Delegations and that in view of the short time frame given for the response, the Clerk to circulate to all councillors for any further comments before submission. The final version is attached as Appendix B.

082/17 Information Items

Rye Hill House – the old barn had been demolished.

There being no further business the Chairman thanked Members for attending and closed the meeting at 7.45pm.

Chairman

Date

GRANT PERMISSION

App No	Site	Development	EUPC
EPF/3004/17	The Old Garage Epping Road Epping Green	Replacement of an existing garage with a single storey dwelling with single car parking space	No Objection
EPF/2878/17	Land at Epping Long Green Epping Green	Change of use of land from agriculture to horse keeping and erection of stables, fencing, concrete hardstandings and ancillary works	Objection

Response to EFDC's Consultation on Officer delegations within planning

It is recognised that changes may need to be made to EFDC's planning decision process.

A. To determine (e) and (f)

Concern that in order to maintain the integrity of Listed Buildings and Conservation Areas there should be stringent criteria for making decisions on Listed Building Consent and Demolition in Conservation Areas.

A. To determine exception 3

How would the Local Council be notified that they would be required to attend a committee or not?

It would be not be reasonable to put the onus on the Local Council to establish this and the information may either not be known or not be available when the application is debated by the Local Council. (Most Local Councils encourage resident participation and seek to inform them about Planning through their own publications.)

It appears that Neighbour comments are not put online.

How is it intended to inform residents of the changes?

The current consultation letter is not clear as to the current impact on residents and the number of properties consulted on for an application has been markedly reduced sometimes less than 5.

General

The period given for responding to the Consultation was very short (less than 2 weeks) and did not allow proper time for the full council of the Local Council to consider the proposed changes which could have a significant impact on residents and the way that Local Councils operate.

Any new process related to Planning Officer Delegations is reviewed desirably within 6 months of commencement and no later than 1 year with direct input from Local Councils.

As there is clearly pressure on EFDC to process applications quickly and there are already developments taking place without planning permission being obtained would suggest that there should be rigorous penalties for planning breaches rather than just, for example, the presumed application in retrospect which is invariably granted.