

## **EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Planning Sub-Committee **Date:** 24 September 2014  
West

**Place:** Council Chamber, Civic Offices, **Time:** 7.30 - 8.18 pm  
High Street, Epping

**Members Present:** Ms Y Knight (Chairman), A Mitchell MBE (Vice-Chairman), D Dorrell,  
Ms H Kane, Mrs J Lea, Mrs M Sartin and Ms G Shiell

**Other  
Councillors:**

**Apologies:** R Bassett, R Butler, Mrs R Gadsby, Ms S Stavrou, A Watts and  
Mrs E Webster

**Officers Present:** G Courtney (Planning Officer), C Neilan (Landscape Officer & Arboriculturist),  
R Perrin (Democratic Services Assistant) and P Seager (Chairman's  
Secretary)

### **23. 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.

### **24. 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.

### **25. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting of the Sub-Committee held on 27 August 2014 be taken as read and signed by the Chairman as a correct record.

### **26. DECLARATIONS OF INTEREST**

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

### **27. ANY OTHER BUSINESS**

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

**28. DEVELOPMENT CONTROL**

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

**RESOLVED:**

That, Planning applications numbered 1 – 3 be determined as set out in the annex to these minutes.

**29. DELEGATED DECISIONS**

The Sub-Committee noted that details of planning applications determined by the Assistant Director Development Management under delegated authority since the last meeting had been circulated to all members and were available for inspection at the Civic Offices.

**CHAIRMAN**

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/1871/14
<b>SITE ADDRESS:</b>	16 Windsor Wood Monkswood Avenue Waltham Abbey Essex EN9 1LY
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey North East
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/10/90: G4 & G5 - Fell 2 x Sycamore trees.
<b>DECISION:</b>	Grant Permission (with Conditions)

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

[http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=566751](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=566751)

Councillors recognised that the trees have amenity value and are good quality trees, however they sympathised with the affected residents and consider that Sycamore trees of this size are not suitable in this type of location so close to houses. Therefore Members concluded that approval should be granted to remove the trees and more suitable trees should replace them.

**CONDITIONS**

- 1        2 replacement trees, of a 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.
- 2        No felling shall take place until the Local Planning Authority has received in writing a minimum of 5 days prior notice of the proposed date of felling.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1451/14
<b>SITE ADDRESS:</b>	Rear of Jacks Hatch House Epping Road Epping Green Essex CM16 6QA
<b>PARISH:</b>	Epping Upland
<b>WARD:</b>	Broadley Common, Epping Upland and Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Erect stables and manege for keeping and exercising of horses. Three stables plus tack, hay and washroom, manege and change of use of land to horse keeping.
<b>DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=564810](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=564810)

**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 The development hereby permitted will be completed strictly in accordance with the approved drawing no: 02 Rev: B
- 3 The site, stables and horse exercise area shall be used for the keeping of horses in association with the residential dwellinghouse known as Jacks Hatch House, Epping Road, and not for any commercial purposes including livery.
- 4 No development shall take place until details of foul and surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 5 No external lighting shall be installed without the prior written approval of the Local Planning Authority.
- 6 No hardstanding shall be laid until details of the size, location and materials of the proposed hardstanding have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved.
- 7 Details of the means of storing and disposing of manure shall be submitted to and approved in writing by the Local Planning Authority and completed in accordance with these details prior to first occupation of the stables.
- 8 Prior to the use of the stable building hereby approved, the colour of the external timber cladding shall be submitted to and approved by the Local Planning Authority, in writing. The development shall thereafter be finished in accordance with the approved colour.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1563/14
<b>SITE ADDRESS:</b>	Lychgate House Church Street Waltham Abbey Essex EN9 1DX
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use from mixed use A3/C3 tearoom and flat to single dwelling house C3 residential. No internal or external alterations to the buildings.
<b>DECISION:</b>	Grant Permission

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

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=565350](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=565350)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

This page is intentionally left blank