

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

**Committee:** Area Plans Subcommittee D                      **Date:** 8 June 2005

**Place:** Council Chamber, Civic Offices,                      **Time:** 7.30 - 10.15 pm  
High Street, Epping

**Members Present:** Ms S Stavrou (Chairman), Mrs P Smith (Vice-Chairman), Mrs D Borton, R Chidley, J Demetriou, R D'Souza, R Haines, Mrs J Lea, L McKnight, P McMillan, Mrs M Sartin and D Spinks

**Other Councillors:** R Morgan

**Apologies:** Mrs P Brooks and Mrs R Gadsby

**Officers Present:** B Land (Assistant Head of Planning and Economic Development), S Solon (Principal Planning Officer) and A Hendry (Democratic Services Officer)

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### **1. 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.

### **2. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting of the Sub-Committee held on 20 April 2005 be taken as read and signed by the Chairman as a correct record.

### **3. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillor Ms Stavrou declared personal interests in agenda items 6 (8) (EPF/1826/04 Sewardstone Hall, Sewardstone Road, Waltham Abbey) by being a regular user of a business in the site area and 6(10) (EPF/267/05 – Land Adj. Rosemead, Pynest Green Lane, High Beach, Waltham Abbey). The Councillor declared that her interests were prejudicial and indicated that she would leave the meeting during the consideration and voting on the items.

(b) Pursuant to the Council's Code of Member Conduct, Councillor D Spinks declared a personal interest in agenda item 6 (10) (EPF/267/05 Land Adj. Rosemead, Pynest Green Lane, High Beach, Waltham Abbey). The Councillor declared that his interests were prejudicial and indicated that he would leave the meeting during the consideration and voting on the item.

(c) Pursuant to the Council's Code of Member Conduct, Councillor Mrs D Borton declared a personal interest in agenda items 6 (2) (EPF/1437/05 Vine Cottage, Betts Lane, Nazeing), 6(3) (EPF1509/04 Maplecroft, Maplecroft Lane, Nazeing) and 6(4) (EPF/437/05 Netherkidders Farm, Laundry Lane, Nazeing), by being the ward member. The Councillor declared that her interests were not prejudicial and indicated that she would not leave the meeting during the consideration and voting on the item.

(d) Pursuant to the Council's Code of Member Conduct, Councillor Mrs P Smith declared a personal interest in agenda item 6 (1) (EPF/2400/04 High House, Epping Upland), by being a parish council member. The Councillor declared that her interests were not prejudicial and indicated that she would not leave the meeting during the consideration and voting on the item.

#### **4. ANY OTHER BUSINESS**

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

#### **5. DEVELOPMENT CONTROL**

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

##### **RESOLVED:**

That, Planning applications numbered 1 – 10 be determined as set out in the annex to these minutes.

#### **6. PROBITY IN PLANNING - APPEAL DECISIONS, OCTOBER 2004 - MARCH 2005.**

The Sub-Committee, in compliance with the recommendation of the District Auditor of November 2000, received a report detailing all successful appeal decisions, particularly those refused by Committee contrary to officers recommendations. The purpose was to inform the Committee of the consequences of their decisions in this respect and, in cases where the refusal has found to be unsupportable on planning grounds, an award of costs may be made against the Council.

It was noted that over the six-month period between October 2004 and March 2005, the Council received 47 decisions on appeals – 44 planning appeals and 3 enforcement appeals. Of the 44 planning appeals 14 were allowed (32%) and of the 3 enforcement appeals none were allowed– a combined total of 29% of the Council's decisions overturned. And, that the Council's performance for this 6 month period was somewhat below last year's exceptional performance but consistent with previous periods and has exceeded the BVPI and the national average. The Committee wished to convey their congratulations to the officers for their part in achieving this.

##### **RESOLVED:**

That the outcomes of the planning appeals, particularly those with cost awards, be noted.

**7. DELEGATED DECISIONS**

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

**CHAIRMAN**



6. The development shall be carried out in accordance with the amended plans received on 21 April 2005 unless otherwise agreed in writing with the Local Planning Authority.

3. **APPLICATION NO:** EPF/1509/04 **PARISH** Nazeing

**SITE ADDRESS:**

Maplecroft, Maplecroft Lane, Nazeing

**DESCRIPTION OF PROPOSAL**

Erection of stable block. (Re-submission).

**GRANTED SUBJECT TO:**

1. To be commenced within 5 years.
2. Materials of construction to be agreed.
3. The stabled hereby approved shall be used only for the stabling of horses owned by the occupiers of Maplecroft outlined in blue on the plans and shall not be used for any commercial purposes.
4. A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall demonstrate that adjacent properties shall not be subject to increased flood risk and, dependant upon the capacity of the receiving drainage, shall include calculations of any increased storm run-off and the necessary on-site detention. The approved measures shall be carried out prior to the first occupation of the building hereby approved and shall be adequately maintained.

4. **APPLICATION NO:** EPF/437/05 **PARISH** Nazeing

**SITE ADDRESS:**

Netherkidders Farm, Laundry Lane, Nazeing

**DESCRIPTION OF PROPOSAL:**

Change of use from agriculture to equestrian use; including adaption of buildings to provide stabling, provision of an outdoor manege, lighting and associated facilities. (Retrospective application).

**GRANTED SUBJECT TO:**

1. To be commenced within 5 years.
2. This consent shall inure solely for the benefit of the Horse Rangers Association and for no other persons, company or charity.

3. There shall be no conversion of building D to house loose boxes/stables or provide accommodation for horses.
4. No more than 22 working horses shall be present on site at any time.
5. Within 3 months of the date of this permission details of a car sharing scheme shall be submitted to the Local Planning Authority for approval. The scheme shall be operated in accordance with the approved details.
6. The use of outdoor riding school shall only be used by members of the Horse Rangers Association and horses kept at this site and shall at no times be used for events or competitions.
7. No public address system or sound amplification system shall be used.
8. Details of the area used for car parking shall be submitted to the Local Planning Authority for approval within three months of the date of this permission. No further areas of the site shall be used for car parking without the approval of the Local Planning Authority.
9. Details of storage and disposal of manure shall be submitted to and approved in writing within three months of the date of this permission.
10. The hours of use of the manege shall be 07.30 – 20.00 Monday to Saturday and 08.00 – 18.00 on Sundays and Public Holidays and the use of any external lighting at the manege shall be restricted to those hours.
11. Within three months of the date of this permission the permissive path shown on Drawing No. 8.7051/a dated 16 March 2005 shall be brought into use and thereafter maintained for this use.

5. **APPLICATION NO:** EPF/436/05 **PARISH** Roydon

**SITE ADDRESS:**

Cranalyn, Barn Hill, Roydon

**DESCRIPTION OF PROPOSAL:**

Single storey side extension forming a granny annexe and loft conversion with front and rear dormer window including raising the roof height.

**GRANTED SUBJECT TO:**

1. To be commenced within 5 years.
2. Materials of construction to be agreed.
3. The proposed extension shall only be used as ancillary accommodation for the existing dwelling house and shall not be occupied as a unit separately from the dwelling known as "Cranalyn, Barn Hill".

6. **APPLICATION NO:** EPF/491/05 **PARISH** Roydon

**SITE ADDRESS:**

Harkendown, Epping Road, Roydon

**DESCRIPTION OF PROPOSAL:**

Conversion of groom's quarters/stable to cottage.

**GRANTED SUBJECT TO:**

1. To be commenced within 5 years.
2. Materials of construction to be agreed.
3. The proposed cottage shall be used solely as ancillary residential accommodation for the existing dwelling house and shall not be occupied as a unit separately from the dwelling known as Harkendown.
4. Details of hedges to be retained.

7. **APPLICATION NO:** EPF/577/05 **PARISH** Roydon

**SITE ADDRESS:**

Low Hill Cottage, Low Hill Road, Roydon

**DESCRIPTION OF PROPOSAL:**

Demolition of existing detached dwelling and erection of new detached house.

**GRANTED SUBJECT TO:**

1. To be commenced within 5 years.
2. Material of construction to be agreed.
3. The development, including site clearance, must not commence until a statement of all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include any necessary fencing, in accordance with the relevant British Standard (Guide for Trees in Relation to Construction BS5837: 1990). It must also include any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system. Such fencing and other means shall, in addition, give protection to all bushes within 5 metres of the boundary of the site with Low Hill Road.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

4. Prior to the commencement of the development, details of the proposed surface materials for the access and driveway shall be submitted to and approved by the

Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.

5. Prior to first occupation of the building hereby approved the proposed window openings in the first floor south facing elevation shall be fitted with obscured glass and have fixed frames and shall be permanently retained in that condition.
6. Prior to commencement of development details of proposed level of development above the level of the adjacent road shall be submitted to and agreed by the Local Planning Authority.
7. No further side windows without approval.

8. **APPLICATION NO:** EPF/1826/04 **PARISH** Waltham Abbey

**SITE ADDRESS:**

Sewardstone Hall, Sewardstone Road, Sewardstone, Waltham Abbey

**DESCRIPTION OF PROPOSAL:**

Change of use of site to a mixed use for B1(c), B2 and B8 use and storage and parking in connection with haulage contractors business. (Retrospective application).

**GRANTED SUBJECT TO:**

1. To be commenced within 5 years.
2. The use of the premises hereby permitted shall not involve operation of machinery that is audible outside the buildings on the land during the following times:
  - a) Before 7.00am and after 6.00pm Monday to Friday.
  - b) Before 8.00am and after 1.00pm on Saturdays.
  - c) At any time on Sundays or Public Holidays.
3. There shall be no goods vehicle movements on the land or running of engines of goods vehicles or buses on the land during the following times:
  - a) Before 7.00am and after 6.00pm Monday to Friday
  - b) Before 8.00am and after 1.00pm on Saturdays
  - c) At any time on Sundays or public holidays.
4. No open storage shall take place above a height of 3 metres above ground level on any part of the site and no open storage at all shall take place on land to be landscaped in accordance with a scheme of landscaping for the site to be submitted to and approved by the Local Planning Authority pursuant to Condition 5 of this planning permission. No open storage shall take place within 5 metres of any site boundary until a scheme of landscaping approved by the Local Planning Authority has been fully implemented.
5. Notwithstanding the details indicated on Landscaping Plan, (Plan DP1), submitted with the application, within four months of the date of this planning permission a scheme of landscaping and a statement of the methods of its implementation shall be submitted to the Local Planning Authority for approval. The landscaping of the



site must be carried out in accordance with the approved scheme and written statement by the end of the first planting season following their approval, unless the Local Planning Authority has given its prior written consent to any variation.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place unless the Local Planning Authority agrees to variation beforehand in writing.

The statement must include details of all means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

6. Notwithstanding the details indicated on Landscaping Plan (Plan DP1) submitted with the application, within four months of the date of this planning permission a scheme of surface treatment for the site shall be submitted to the Local Planning Authority for approval. The ground surface of the site shall be surfaced in accordance with the approved scheme of surface treatment within 6 months of its approval. If no scheme of surface treatment for the site is submitted within 4 months of the date of this planning permission or the Local Planning Authority is unable to approve a scheme within 8 months of the date of this planning permission the entire ground surface of the site not within five metres of any boundary shall be resurfaced in tarmac within a period of 1 year of the date of this planning permission.
7. Notwithstanding the details indicated on Landscaping Plan (Plan DP1) submitted with the application, within 4 months of the date of this planning permission a scheme of boundary treatment for the site shall be submitted to the Local Planning Authority for approval. The boundaries of the site shall be enclosed in accordance with the approved scheme of boundary treatment within 6 months of its approval. If no scheme of boundary treatment for the site is submitted within 4 months of the date of this planning permission or the Local Planning Authority is unable to approve a scheme within 8 months of the date of this planning permission, the entire site boundary shall be enclosed by 1.5m high timber post and rail fencing and all existing site boundary treatment removed within 1 year of the date of this planning permission.

9. **APPLICATION NO:** EPF/216/05 **PARISH** Waltham Abbey

**SITE ADDRESS:**

Former PBI Site, Sewardstone Road, Waltham Abbey

**DESCRIPTION OF PROPOSAL:**

Approval of details regarding opening hours of

- (a) Tesco Retail Store;
- (b) petrol filling station;
- (c) service yard; and

(d) recycling area.

The Sub Committee were advised of a petition of 35 signatures against the proposals.

Deferred for renegotiation.

10. **APPLICATION NO:** EPF/267/05 **PARISH** Waltham Abbey

**SITE ADDRESS:**

Land adjacent Rosemead, Pynest Green Lane, High Beach, Waltham Abbey

**DESCRIPTION OF PROPOSAL:**

Conversion of two barns into one single storey dwelling with associated parking and landscaping and erection of link addition.

**REFUSED:**

1. The site is within the Metropolitan Green Belt. The proposed development is inappropriate in the Green Belt and, by definition, harmful. It is at odds with Government advice, Policies GB2 and GB8 of the adopted Local Plan and Policies C2 and RE2 of the adopted replacement structure plan for Essex and Southend on Sea.