

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Plans Subcommittee D **Date:** 31 August 2005

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 9.55 pm
High Street, Epping

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

Other Councillors: (none)

Apologies: Mrs D Borton, Mrs M Sartin and D Spinks

Officers Present: S Solon (Principal Planning Officer) and S G Hill (Senior Democratic Services Officer)

21. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting, introduced members and officer present 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. She reminded speakers that their contributions were limited to three minutes each.

22. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 3 August 2005 be taken as read and signed by the Chairman as a correct record subject to the amendment of item 18 (Woodbine Close Caravan Park) to indicate that the decision made on that item was RESOLVED rather than RECOMMENDED.

23. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor R Haines declared a personal interest in agenda item 6 (2) (Land Off Green Lane, Nazeing). The Councillor declared that his interest was not prejudicial and indicated that he would remain in the meeting during the consideration and voting on the item.

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs P Brooks a declared personal interest in agenda items 6 (2) (Land Off Green Lane, Nazeing) by virtue of being a member of the LVRPA and in Item 6(3) (91/93 Monkwood Avenue, Waltham Abbey) by virtue of being the ward Councillor. The Councillor declared that her interests were not prejudicial and indicated that she would remain in the meeting during the consideration and voting on the items.

(c) Pursuant to the Council's Code of Member Conduct, Councillor Mrs Stavrou declared a personal interest in agenda item 6 (2) (Land Off Green Lane, Nazeing) by

virtue of being a member of the LVRPA Planning Committee. The Councillor indicated that she had withdrawn from the LVRPA meeting when this item had been discussed and therefore no prejudicial interest existed and indicated that she would remain in the meeting during the consideration and voting on the item.

24. ANY OTHER BUSINESS

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

25. DEVELOPMENT CONTROL

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

RESOLVED:

That, Planning applications numbered 1 – 6 be determined as set out in the annex to these minutes.

26. DELEGATED DECISIONS

The Sub-Committee noted that details of planning applications determined by the Head of Planning 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

1. **APPLICATION NO:** TRE/EPF/964/05 **PARISH:** Nazeing

SITE ADDRESS:

CUTLANDS, ST LEONARD'S ROAD, NAZEING

DESCRIPTION OF PROPOSAL:

TPO 17/87 : Fell one Cypress and reduce height of two Cypress, including replacement.

GRANTED SUBJECT TO:

1. Replacement tree or trees.

2. **APPLICATION NO:** EPF/977/05 **PARISH:** Nazeing

SITE ADDRESS:

LAND OFF, (ADJACENT TO RIVER LEE), GREEN LANE, NAZEING

DESCRIPTION OF PROPOSAL:

Use of agricultural land as a boat club; construction of access road to site from Snakey Lane and construction of moorings, slipway, clubhouse and car park.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. This consent shall inure solely for the benefit of the applicant (Broxbourne Cruising Club) and for no other person or persons.
3. Contaminated land study and remediation.
4. The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of implementation have been submitted to the Local Planning Authority and are approved in writing. The approved scheme shall be carried out in the first landscaping scheme following the completion of the development.

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 a variation beforehand in writing.

The statement must including all 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.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

5. Submission of Landscape Management Plan
6. The development hereby permitted shall be carried out in accordance with the recommendations of the report prepared by ESL(Ecological Services) submitted with the application.
7. The clubhouse hereby approved shall not be used between 23.00 and 07.00 the following day unless otherwise agreed in writing by the Local Planning Authority.
8. No uses shall be made of open areas within the application site for erecting marquees, holding other social events, fetes, car boot sales or markets without the prior written agreement of the Local Planning Authority.
9. No amplified music or other sound shall be played outside the clubhouse and such music or other sound shall not be played between 23.00 and 07.00 the following day.
10. No external lighting shall be provided on the site or erected to any building or fence on the land unless previously agreed in writing by the Local Planning Authority.
11. No open storage shall take place on the site without the prior written agreement of the Local Planning Authority.
12. The development shall not be commenced until details of the following matters have been submitted to and approved in writing by the Local Planning Authority:
 - (i) Decking for the clubhouse
 - (ii) Tool shed
 - (iii) walls and windows of the clubhouseThe development shall be carried out in accordance with the details approved.
13. The finished floor level of the proposed building shall be a minimum of 24.78m above Ordnance Datum (Newlyn).

14. There shall be no raising of ground levels on those parts of the site below 24.38m AOD.
15. Any walls of fencing constructed within or around the site shall be designed to be permeable to flood water.
16. No soakaways shall be constructed in contaminated ground.

SUBJECT TO LEGAL AGREEMENT SECTION 106

In respect of the following matters:

- (i) The erection of a stop sign on Green Lane at its junction with Old Nazeing Road
- (ii) The maintenance of the land indicated in the application to remain meadow and mature reserve as meadow and mature reserve in perpetuity in accordance with an agreed management plan.

3. **APPLICATION NO:** EPF/1100/05 **PARISH:** Waltham Abbey

SITE ADDRESS:

LAND BETWEEN 91 & 93, MONKSWOOD AVENUE, WALTHAM ABBEY

DESCRIPTION OF PROPOSAL:

Erection of new dwelling with garden and parking, attached to No.91 with redefined boundary to No.93.

Deferred to District Development Control with no recommendation but to consider an additional report on human rights issues raised by the proposal.

4. **APPLICATION NO:** EPF/1950/03 **PARISH:** Nazeing

SITE ADDRESS:

SHOTTENTONS FARM, PECKS HILL, NAZEING

DESCRIPTION OF PROPOSAL:

Outline application for the erection of glasshouses, facilities building and extension to the despatch area.

GRANTED SUBJECT TO:

1. Submission of details within 3 years.
2. The development hereby permitted shall only be carried out in accordance with detailed plans and particulars which shall have previously been submitted to and approved by the Local Planning

Authority. Such details shall show the siting, design and external appearance of the building(s).

3. Materials of construction to be agreed.
4. Surface water drainage works shall be carried out in accordance with details which shall have submitted to and approved in writing by the Local Planning Authority before development commences, including details of suitable storage of rainwater to achieve no net increase in runoff as a result of the development.
5. Submission of Landscape Proposals
6. Submission of Landscape Management Plan
7. The woodland, hedgerow infilling and new trees shall all be planted in the first planting season following commencement of the development, and all hard and soft landscape works shall be completed prior to the occupation or use of any part of the development.

5. **APPLICATION No:** EPF/2299/04

PARISH: Nazeing

SITE ADDRESS:

THE MOAT HOUSE, NAZEING ROAD, NAZEING

PARISH: Nazeing

DESCRIPTION OF PROPOSAL:

Erection of two detached dwellings with two detached garages,
Creation of new vehicle access.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. Materials of construction to be agreed.
3. Erection of screen walls/fences.
4. Drainage details to be agreed.
5. Garage to be retained.
6. Tree survey to be submitted
7. Tree protection measures required.
8. Submission of a landscape scheme.

9. Replacement tree or trees.
10. No part of development shall be occupied or used until the footpaths and street lighting columns shown on submitted drawing no.6897/P/002B have been laid out to the reasonable satisfaction of the Local Planning Authority.
11. Construction of road prior to dwellings.
12. Submission of flood risk assessment
13. Submit programme of archaeological work
14. Contaminated land study and remediation.

SUBJECT TO LEGAL AGREEMENT S106

In respect of the provision and maintenance of visibility splays at the access to the site.

6. **APPLICATION NO:** EPF/1116/05 **PARISH:** Nazeing

SITE ADDRESS:
THE WILLOWS, NURSERY ROAD, NAZEING

DESCRIPTION OF PROPOSAL:
Replacement of flat roof with pitched roof of garage and conversion of garage to ancillary living accommodation.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. Materials shall match existing.
3. The proposed conversion shall only be used as ancillary accommodation for the existing dwelling house and shall not be occupied as a unit separately for the dwelling know as 'The Willows', Nursery Road, Nazeing.

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