

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Plans Subcommittee D **Date:** 25 January 2006

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 8.45 pm
High Street, Epping

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

Other Councillors: M Heavens

Apologies: R Haines, Mrs J Lea, Mrs M Sartin and D Spinks

Officers Present: S Solon (Principal Planning Officer) and A Hendry (Democratic Services Officer)

54. 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.

55. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 21 December 2005 be taken as read and signed by the Chairman as a correct record.

56. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor Mrs D Borton declared personal interests in agenda items 6 (2) (EPF/1918/05 - Little Cutlands, St Leonards Road, Nazeing) and 6(3) (EPF/2157/05 – 14 Shooters Drive, Nazeing), by virtue of being a member of Nazeing Parish Council. 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.

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs P Smith declared a personal interest in agenda items 6 (1) (EPF/2008/05 Montana, Parsloe Road, Epping Upland, Epping) by virtue of being a member of Epping Upland Parish Council. 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 item.

57. ANY OTHER BUSINESS

The Chairman reminded the Committee that planning had issued an advance notification that the Tesco's site in Waltham Abbey was to be discussed at the next

meeting and that the Committee members (if appropriate) should consult their wards and supply any comments to Planning Section before the next meeting.

58. 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.

59. 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

Item No. 1

APPLICATION No:	EPF/2008/05
SITE ADDRESS:	Montana Parsloe Road Epping Upland Epping Essex CM16 6QB
PARISH:	Epping Upland
APPLICANT:	Mr & Mrs C A Selway
DESCRIPTION OF PROPOSAL:	First floor side extension to form annexe for dependent parents.
RECOMMENDED DECISION:	Deferred Information requested on: Amount of living space in existing building Number of people living in existing building Degree of dependency of intended occupants

Item No. 2

APPLICATION No:	EPF/1918/05
SITE ADDRESS:	Little Cutlands St Leonards Road Nazeing Essex EN9 2HJ
PARISH:	Nazeing
APPLICANT:	Stephen Coombs
DESCRIPTION OF PROPOSAL:	TPO/EPF/17/87 - Fell 7 Cypress Trees.
RECOMMENDED DECISION:	GRANT

CONDITIONS:

- 1 A replacement tree or trees, of a number, 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.

Item No. 3

APPLICATION No:	EPF/2157/05
SITE ADDRESS:	14 Shooters Drive Nazeing Essex EN9 2QD
PARISH:	Nazeing
APPLICANT:	Mr & Mrs Bernstone
DESCRIPTION OF PROPOSAL:	Side and rear extensions and loft conversion with front dormers. (Revised application).
RECOMMENDED DECISION:	REFUSED

CONDITIONS:

- 1 The proposed development would overdevelop the frontage, create a cramped appearance and introduce a terracing effect which would harm the amenities of the street scene and therefore would be contrary to policy DBE10 of the adopted Local Plan.

Item No. 4

APPLICATION No:	EPF/1780/05
SITE ADDRESS:	Highview Epping Road Roydon Harlow Essex CM19 5DD
PARISH:	Roydon
APPLICANT:	Mr & Mrs J Ottley
DESCRIPTION OF PROPOSAL:	Construction of garage/store, stables and greenhouse.
RECOMMENDED DECISION:	GRANT

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 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 The stable building hereby approved shall be used only for the stabling of animals within the ownership of the occupants of Highview and not for any other purpose including livery.
- 4 The development shall be carried out in accordance with the amended plans received on 18 November 2005 unless otherwise agreed in writing with the Local Planning Authority.

Item No. 5

APPLICATION No:	EPF/2000/05
SITE ADDRESS:	Sines Parks Lane Breach Barns Galleyhill Road Waltham Abbey Essex EN9 2AJ
PARISH:	Waltham Abbey
APPLICANT:	Mr M Sines
DESCRIPTION OF PROPOSAL:	Change of use from wasteland to car park.
RECOMMENDED DECISION:	WITHDRAWN BY APPLICANT BEFORE MEETING

Item No. 6

APPLICATION No:	EPF/2007/05
SITE ADDRESS:	Land on the West Side of Mason Way (between 65 & 71) Waltham Abbey Essex
PARISH:	Waltham Abbey
APPLICANT:	Ability Housing Association

DESCRIPTION OF PROPOSAL:	Erection of five bungalows suitable for wheelchair use and associated parking (revised application for EPF/1194/00).
RECOMMENDED DECISION:	GRANT

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 Details of foul and surface water disposal shall be submitted to and approved by the Local Planning Authority before any work commences and the development shall be implemented in accordance with such agreed details.
- 3 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
- 4 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Classes A and B shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The Arboricultural Method Statement shall include a tree protection plan to show the areas designated for the protection of trees, shrubs and hedges, hereafter referred to as Protection Zones. Unless otherwise agreed, the Protection Zones will be fenced, in accordance with the British Standard Trees in Relation to Construction-Recommendations (BS.5837:2005) and no access will be permitted for any development operation.

The Arboricultural Method Statement shall include all other relevant details, such as changes of level, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences. It shall also include the control of potentially harmful operations, such as burning, the storage, handling and mixing of materials, and the movement of people or machinery across the site, where these are within 10m of any designated Protection Zone.

The Arboricultural Method Statement shall also indicate the specification and timetable of any tree works, which shall be in accordance with the British Standard Recommendations for Tree Works (BS.3998: 1989).

The Arboricultural Method Statement shall include provision for supervision and inspection of the tree protection measures. The fencing, or other protection which is

part of the approved statement shall not be moved or removed, temporarily or otherwise, until all works, including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the Local Planning Authority has been given in writing.

6 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) have been submitted to an approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle artefacts and structures, including signs and lighting and functional services above and below ground. Details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers / densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant 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.

7 No development shall take place, including site clearance or other preparatory work, until all details relevant to the implementation of hard and soft landscape works and tree planting, hereafter called the Landscape Method Statement, have been submitted to the Local Planning Authority, and the development shall not commence until the Landscape Method Statement has been approved by the Local Planning Authority in writing. All landscape works shall be undertaken in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The Landscape Method Statement shall include as appropriate, protection of the planting area, where appropriate by fencing, during construction; preparation of the whole planting environment, particularly to provide adequate drainage; and the provision which is to be made for weed control, plant handling and protection, watering, mulching, and the staking, tying and protection of trees. The Landscape Method Statement shall also normally include provision for maintenance for the period of establishment, including weeding, watering and formative pruning, and the removal of stakes and ties. Provision shall be made for replacement of any plant, including replacements, that are removed, are uprooted, or which die or fail to thrive, for a period of five years from their planting, in the first available season and at the same place, with an equivalent plant, unless the Local Planning Authority has given its prior written consent to any variation.

All hard and soft landscape works shall be completed prior to the occupation or use of any part of the development, unless the LPA has given its prior written consent to a programme of implementation. The hard and soft landscape works, including tree planting, shall be carried out strictly in accordance with any approved timetable.

The Landscape Method Statement shall state the provision, which is to be made for supervision of the full programme of works, including site preparation, planting, subsequent management and replacement of failed plants.

- 8 No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.
- 9 Prior to the commencement of the development details of the proposed surface materials for the access way and parking area, shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
- 10 Before the building is occupied, a suitably surfaced area shall be provided, and thereafter maintained to the satisfaction of the Local Planning Authority, within the curtilage of the site to enable a vehicle to turn and leave the property in forward gear. Details of this should be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development.
- 11 Details of any proposed external lighting shall be submitted to and approved in writing by the Local Planning Authority before the use hereby permitted commences. Development shall be carried out in accordance with the approved details.
- 12 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using Windes or other similar programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained.
- 13 Except with the prior agreement of the Local Planning Authority in writing, no construction work or demolition shall be carried out or plant operated other than between the following hours 07.00 hours to 18.00 hours, Monday to Friday, 08.00 hours to 13.00 hours on Saturday and at no time on Sundays, Bank of Public Holidays.
- 14 Before the development hereby permitted is commenced, details of the following matters shall be submitted to and approved by the Local Planning Authority in writing:
 - i) contractors' access arrangements for vehicles, plant and personnel.
 - ii) contractors' site storage area/compound.
 - iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site.
 - iv) The arrangements for parking of contractors' vehicles and contractors' personnel vehicles.Thereafter the development shall be undertaken in accordance with the approved details.
- 15 No development shall take place until full details of the construction of the vehicular access roadway and pedestrian footway have been submitted to and approved by the Local Planning Authority in writing. Thereafter the development shall be carried out in accordance with the approved details.
- 16 The development authorised by this permission shall not commence until the Local Planning Authority has approved in writing a full scheme of works for upgrading the adjacent public footpath no. 54 by resurfacing and lighting. No occupation of any part of the site shall take place until those works have been completed in

accordance with the Local Planning Authority's approval otherwise agreed by the Local Planning Authority.

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