

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Plans Subcommittee D **Date:** 22 February 2006

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 8.25 pm
High Street, Epping

Members Present: Ms S Stavrou (Chairman), Mrs P Smith (Vice-Chairman), Mrs P Brooks, J Demetriou, Mrs R Gadsby, R Haines, P McMillan and Mrs M Sartin

Other Councillors: (none)

Apologies: Mrs D Borton, R D'Souza, Mrs J Lea and D Spinks

Officers Present: B Land (Assistant Head of Planning and Economic Development) and A Hendry (Democratic Services Officer)

60. 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.

61. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 25 January 2006 be taken as read and signed by the Chairman as a correct record.

62. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors Mrs S Stavrou and Mrs P Brooks declared personal interests in agenda items 6 (EPF/640/04 Abbey Mills, Highbridge Street, Waltham Abbey) by virtue of being members of the Lea Valley Regional Park Authority. The Councillors declared that their interests were not prejudicial and indicated that they 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 S Stavrou declared a personal interest in agenda items 7 (5) (EPF/2208/05 The Coach House, Wyldwoods, Woodgreen Road, Waltham Abbey) by virtue of being a member of Waltham Abbey Town Council. The Councillor declared that her interest was not prejudicial and indicated that she would remain in the meeting during the consideration and voting on the item.

63. ANY OTHER BUSINESS

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

64. EPF/640/04 - ABBEY MILLS, HIGHBRIDGE STREET, WALTHAM ABBEY

The Sub Committee considered amending the requirements of the legal agreement imposed when the application was originally considered in August 2005. Namely in respect of drainage issues (which had now been satisfied) and how vehicles exit from the site.

Since this item was last considered, Essex County Council Highways Department has looked into the vehicle exit aspect and had stated, categorically that they do not consider Traffic Impact Assessment to be necessary and indeed that they would not support any proposals to restrict right turning from the site, as it would be unnecessary, unworkable and unenforceable. They confirmed, as stated in the original report to committee that the existing arrangements shown on the application drawing are perfectly acceptable.

It is considered therefore that there is no justification for insisting on a safety audit and traffic impact assessment.

RESOLVED:

That the requirements of the legal agreement imposed when the application was originally considered in August 2005 be taken off and to grant consent for the development subject to the same conditions as agreed previously.

65. DEVELOPMENT CONTROL

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

RESOLVED:

That, Planning applications numbered 1 – 5 be determined as set out in the annex to these minutes.

66. 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

Minute Item 65

Report Item No: 1

APPLICATION No:	EPF/2073/01
SITE ADDRESS:	Broadley Nursery Common Road Roydon
PARISH:	Roydon
DESCRIPTION OF PROPOSAL:	Extension to existing glasshouses and erection of replacement boiler house (revised application).
DECISION:	GRANT

CONDITIONS:

- 1 The route of the diverted footpath as shown on the approved plan shall be kept clear, clearly signposted and maintained for public use.

Report Item No: 2

APPLICATION No:	EPF/1947/05
SITE ADDRESS:	Tylers Cross Nursery Tylers Road Roydon Harlow Essex
PARISH:	Roydon
DESCRIPTION OF PROPOSAL:	Erection of nursery facilities building, including packing shed, office, washroom and canteen.
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 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.
- 4 The packing facilities in the building hereby approved shall only be used for the packing and distribution of produce grown at the Tylers Cross Nursery complex and shall not be used for the packing and distribution of produce grown elsewhere.

Report Item No: 3

APPLICATION No:	EPF/2198/05
SITE ADDRESS:	24 Sun Street Waltham Abbey Essex EN9 1EE
PARISH:	Waltham Abbey
DESCRIPTION OF PROPOSAL:	Conversion of first and second floors to form 2 no. one bedroom flats with new dormers to rear mansard roof.
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.

Report Item No: 4

APPLICATION No:	EPF/2199/05
SITE ADDRESS:	24 Sun Street Waltham Abbey Essex EN9 1EE
PARISH:	Waltham Abbey
DESCRIPTION OF PROPOSAL:	Grade II Listed building application for conversion of first and second floors to form 2 no. one bedroom flats with new dormers to rear mansard roof.
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 No works shall take place until details of the following matters have been submitted and approved in writing by the Local Planning Authority: Windows, including glazing, the removal of section of transverse internal wall at first floor and new openings between rooms at first floor level.

Report Item No: 5

APPLICATION No:	EPF/2208/05
SITE ADDRESS:	The Coach House Wyldwoods Woodgreen Road Waltham Abbey Essex EN9 3SB
PARISH:	Waltham Abbey
DESCRIPTION OF PROPOSAL:	Demolition of existing `Coach House' and erection of new dwelling in same footprint.
DECISION:	

Referred to Development Committee with recommendation to grant.