

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

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

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 8.36 pm
High Street, Epping

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

Other Councillors: (none)

Apologies: Mrs P Brooks, P McMillan and D Spinks

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

67. 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.

68. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 22 February 2006 be taken as read and signed by the Chairman as a correct record.

69. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors Mrs R Gadsby, R Haines, R Chidley and Ms S Stavrou declared personal interests in agenda item 7 (2) (EPF/1319/05 High View Farm, Cobbinsend Road, Waltham Abbey). 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 P Smith declared a personal interest in agenda items 7 (2) (EPF/1319/05 High View Farm, Cobbinsend Road, Waltham Abbey) by virtue of owning adjoining land to the applicant. The Councillor declared that her interests was prejudicial and indicated that she would leave the meeting during the consideration and voting on the item.

70. ANY OTHER BUSINESS

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

71. OPENING TIMES OF THE TESCO STORE, SEWARDSTONE ROAD, WALTHAM ABBEY

The Subcommittee noted that on 6 July 2005 they gave approval to opening hours of this new store, and the associated petrol filling station, loading bay, and recycling area, on a 3 month trial basis. This trial period was considered desirable so as to gauge the effect that the store, and particularly its opening hours, would have on the amenity of nearby residents. Tesco's had originally proposed 24 hour trading on 5 nights a week, and this trial period was to assist in the Committee's assessment of any proposal by Tesco's to extend its hours of operation beyond those operating in the first three months.

Tesco's in fact do not propose to vary opening times, and therefore they propose that the hours of opening and operations are retained on a permanent basis. These are:-

Retail Store – open between 8am and 11pm Monday to Friday, Saturday 8am to 10pm, Sunday 11am to 5pm.

Store Service Yard – to take deliveries between 7am to 9pm Mondays to Saturdays, but with one delivery allowed at night between 9pm and 10.30pm. On Sundays to take deliveries between 9am and 6pm.

Petrol Filling Station (PFS) – open to the public at the same times as the retail store, except on Sundays when it will be open 11am to 9pm. Deliveries to the PFS to be between 7.30am and 9pm Monday to Saturday, and between 11am and 5pm on Sundays.

Recycling Area – open to the public between 8am and 9pm Monday to Saturday, and between 11am and 5pm on Sundays. Emptying of this recycling area to take place between 8am and 6.30 pm on Monday to Friday, between 8am and 1pm on Saturdays, and not at all on Sundays.

RESOLVED:

That the committee confirmed that the opening times agreed on a trial basis on 6 July 2005, be retained permanently.

72. DEVELOPMENT CONTROL

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

RESOLVED:

That, Planning applications numbered 1 – 2 be determined as set out in the annex to these minutes.

73. 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

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Report Item No: 1

APPLICATION No:	EPF/1934/05
SITE ADDRESS:	Kintor Blythe Road Roydon
PARISH:	Roydon
DESCRIPTION OF PROPOSAL:	Outline application for the demolition of existing dwelling and erection of 2 no. two storey detached houses.
DECISION:	GRANT

It was agreed that any subsequent application for approval of reserved matters is to be decided by the sub committee.

CONDITIONS:

- 1 Application for the approval of details reserved by this permission must be made not later than the expiration of three years from the date of this notice. The development hereby permitted must be begun not later than the expiration of two years from the date of the final approval of the details reserved by this permission or, in the case of approval on different dates, the final approval of the last matter approved.
- 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) and the means of access thereto.
- 3 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.
- 4 Before the commencement of the development, or of any works on the site, and concurrently with the detailed design plans, a tree survey shall be submitted to the Local Planning Authority. The survey shall contain relevant details on all trees on or adjacent to the site, and with a stem diameter of 100mm or greater, to include the following:
 - (a) Reference number, species, location, girth or stem diameter, and accurately planned crown spread.
 - (b) An assessment of condition, and value.
 - (c) Existing ground levels, including contours where appropriate, adjacent to trees, where nearby changes in level, or excavations, are proposed.
 - (d) Trees to be removed in conjunction with the proposed development shall be clearly marked as such on a plan.
- 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 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.

The Arboricultural Method Statement shall 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 a scheme for the inspection and supervision of the tree protection measures. The scheme shall be appropriate to the scale and duration of the works and may include details of personnel induction and awareness of arboricultural matters; identification of individual responsibilities and key personnel; a statement of delegated powers; frequency, dates and times of inspections and reporting, and procedures for dealing with variations and incidents. The scheme of inspection and supervision shall be administered by a suitable person, approved by the local planning authority but instructed by the applicant.

- 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 Prior to the commencement of the development details of the proposed surface materials for the driveway and parking areas 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.
- 8 No development shall commence until details of the existing and proposed finished floor levels have been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved details.

Report Item No: 2

APPLICATION No:	EPF/1319/05
SITE ADDRESS:	High View Farm Cobbinsend Road Waltham Abbey
PARISH:	Waltham Abbey
DESCRIPTION OF PROPOSAL:	Erection of an agricultural workers dwelling.
DECISION:	

Referred to District Development Control Committee with a recommendation that planning permission be granted.

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