

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Plans Subcommittee D **Date:** 9 August 2006

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 8.50 pm
High Street, Epping

Members Present: P McMillan (Chairman), Councillor Mrs D Borton (Vice-Chairman),
Mrs P Brooks, Mrs A Cooper, R D'Souza, Mrs R Gadsby, Mrs J Lea,
Mrs M Sartin, Mrs P Smith, Ms S Stavrou and J Wyatt

Other Councillors:

Apologies:

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

17. 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.

The Chairman also took the opportunity to announce that the applicant had withdrawn the application for item 6(5) (Land Between 92 and 96 Crooked Mile, Waltham Abbey).

18. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 12 July 2006 be taken as read and signed by the Chairman as a correct record subject to altering Councillor Mrs Smith's Declaration of Interest from items 6 (4&5) to item 6 (1) (EPF/1084/06 Land at Little Copped Hall, Copped Hall Estate, High Road, Epping) at that meeting.

19. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors Mrs P Brooks and Mrs R Gadsby declared personal interests in agenda item 6 (6) (EPF/283/06 Unit A, 2-4 Highbridge Street, Waltham Abbey) by virtue of being members of the Waltham Abbey Town Council. They declared that their interest was not prejudicial and indicated that they 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 A Cooper and Mrs D Borton declared personal interests in agenda items 6(1) (EPF/0994/06 Sedge Green Nursery, Sedge Green, Nazeing), 6(2) (EPF/1046/06 Hyde Mead House, Hyde Mead, Nazeing) and 6(3) (EPF/1196/06 Unit 2 Burchwood Industrial Estate, Hoe Lane, Nazeing) by virtue of being Nazeing Parish Councillors. 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 item.

(c) Pursuant to the Council's Code of Members Conduct, Councillor Ms S Stavrou declared a personal interest in agenda item 6 (6) (EPF/1283/06 Unit A, 2-4 Highbridge Street, Waltham Abbey) by virtue of being the Mayor of Waltham Abbey. She declared that her interest was not prejudicial and indicated that she would remain in the meeting during the consideration and voting on the item.

20. 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.

21. ANY OTHER BUSINESS

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

22. 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

Report Item No: 1

APPLICATION No:	EPF/0994/06
SITE ADDRESS:	Sedge Green Nursery Sedge Green Nazeing Essex EN9
PARISH:	Nazeing
DESCRIPTION OF PROPOSAL:	Erection of packing shed for the packing of salad produce grown at Sedge Green and Chalkfield Nurseries and formation of adjoining concrete hardstanding.
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 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.
- 3 The building hereby approved shall be used only for the storage and packing of produce grown at Sedge Green and Chalkfield Nurseries, as shown outlined in blue on the application drawings and shall not be used for any other purpose including the packing of produce brought in from other nurseries.
- 4 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a plan indicating the existing hedge or hedges which are to be retained, the minimum heights at which they will be maintained and appropriate trees within the hedge or hedges which shall be retained and allowed to grow on. The plan shall also show where the hedgerows are to be reinforced with further planting, details of which indicated in a timetable of implementation. The hedges shall thereafter be maintained in accordance with the approved details.
- 5 Prior to the commencement of the development details of the proposed surface materials for the hard-standing 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.

6	There shall be no HGV movements to or from Sedge Green and Chalkfield Nurseries between 23.00 and 06.00 the following day.
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Report Item No: 2

APPLICATION No:	EPF/1046/06
SITE ADDRESS:	Hyde Mead House Hyde Mead Nazeing Waltham Abbey Essex EN9 2HT
PARISH:	Nazeing
DESCRIPTION OF PROPOSAL:	New aerial mast to provide digital signals to all residents at sheltered housing scheme.
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 Antenna shall be removed if no longer required.

Report Item No: 3

APPLICATION No:	EPF/1196/06
SITE ADDRESS:	Unit 2 Birchwood Industrial Estate Hoe Lane Nazeing Essex EN9 2RJ
PARISH:	Nazeing
DESCRIPTION OF PROPOSAL:	Two storey extension to incorporate additional office accommodation.

DECISION:	GRANT
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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 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 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 8 shall be undertaken without the prior written permission of the Local Planning Authority.
- 4 Unit 2 (including its extension) shall not be sub-divided, sublet or otherwise altered to create additional units.
- 5 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of the 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.

Report Item No: 4

APPLICATION No:	EPF/0788/06
SITE ADDRESS:	Land adj, 1 Hansells Mead Roydon Harlow Essex CM19 5HY
PARISH:	Roydon
DESCRIPTION OF PROPOSAL:	Outline application for a three bedroom detached house.
DECISION:	GRANT

Members requested any application for approval of reserved matters be decided at committee.

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 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The approved measures shall be carried out prior to the first occupation of the building hereby approved and shall be adequately maintained.

3	No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a plan indicating the existing hedge or hedges which are to be retained, the minimum heights at which they will be maintained and appropriate trees within the hedge or hedges which shall be retained and allowed to grow on. The plan shall also show where the hedgerows are to be reinforced with further planting, details of which indicated in a timetable of implementation. The hedges shall thereafter be maintained in accordance with the approved details.
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Report Item No: 5

APPLICATION No:	EPF/1225/06
SITE ADDRESS:	Land between 92 & 96 Crooked Mile Waltham Abbey Essex EN9 1QN
PARISH:	Waltham Abbey
DESCRIPTION OF PROPOSAL:	Proposed new dwelling house. (Revised application)
DECISION:	REFUSE

Application withdrawn by the applicant before committee.

Report Item No: 6

APPLICATION No:	EPF/1283/06
SITE ADDRESS:	Unit A, 2-4 Highbridge Street Waltham Abbey Essex EN9 1BA
PARISH:	Waltham Abbey
DESCRIPTION OF PROPOSAL:	Application to remove condition 2 of EPF/1280/96, to use premises as Estate Agents.
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.

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