

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Plans Subcommittee D **Date:** 28 February 2007

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 9.10 pm
High Street, Epping

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

Other Councillors:

Apologies: D Spinks and Ms S Stavrou

Officers Present: S Solon (Principal Planning Officer), A Hendry (Democratic Services Officer), S Mitchell (PR & Internet Assistant) and M Jenkins (Democratic Services Assistant)

51. WEBCASTING INTRODUCTION

The Chairman made a short address to remind all present that the meeting would be broadcast on the Internet, and that the Council had adopted a protocol for the webcasting of its meetings. The Sub-Committee noted the Council's Protocol for Webcasting of Council and Other Meetings.

52. 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.

53. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 29 November 2006 be taken as read and signed by the Chairman as a correct record.

54. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor Mrs A Cooper declared personal interests in agenda item 7 (3) (EPF/2189/06 Crossways, 1 Middle Street, Nazeing). 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.

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs J Lea declared a personal interest in agenda items 7 (2) (EPF/2176/06 Land rear of 81 Monkswood Avenue, Waltham Abbey) by virtue of being a ward councillor. 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.

(c) Pursuant to the Council's Code of Member Conduct, Councillor Mrs P Smith declared a personal interest in agenda items 7 (5 & 6) (EPF/0067/07, EPF/0069/07 Richmond Farm, Parsloe Road, Epping Upland) by virtue of being a member of Epping Upland Parish 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 items.

(d) Pursuant to the Council's Code of Member Conduct, Councillor Mrs P Brooks declared a personal interest in agenda item 7 (2) (EPF/2176/06 Land rear of 81 Monkswood Avenue, Waltham Abbey) by virtue of being a ward councillor. 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.

(e) Pursuant to the Council's Code of Member Conduct, Councillor Mrs D Borton declared personal interests in agenda item 7 (3) (EPF/2189/06 Crossways, 1 Middle Street, Nazeing) by virtue of being a Nazeing Parish Councillor. 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.

55. ANY OTHER BUSINESS

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

56. 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.

57. 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 56

Report Item No: 1

APPLICATION No:	EPF/2086/06
SITE ADDRESS:	Broughton Hall Woodman Lane Waltham Abbey Essex E4 7QR
PARISH:	Waltham Abbey
DESCRIPTION OF PROPOSAL:	TPO 9/86; Cypress: Fell and replace.
DECISION:	GRANT (with conditions)

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.

Report Item No: 2

APPLICATION No:	EPF/2176/06
SITE ADDRESS:	Land to rear of: 81 Monkswood Avenue Waltham Abbey Essex EN9 1LD
PARISH:	Waltham Abbey
DESCRIPTION OF PROPOSAL:	Erection of a detached two bedroom house with parking.(Resubmitted application)
DECISION:	GRANT (WITH CONDITIONS)

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

Reason: To comply with the requirements of Section 91 of the Town and Country

Planning Act 1990 (as amended).

- 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.

Reason:- To ensure a satisfactory appearance in the interests of visual amenity.

- 3 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.

Reason:- In the interests of visual amenity.

- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.

Reason: To safeguard the privacy of adjacent properties.

Report Item No: 3

APPLICATION No:	EPF/2189/06
SITE ADDRESS:	Crossways 1 Middle Street Nazeing Waltham Abbey Essex EN9 2LB
PARISH:	Nazeing
DESCRIPTION OF PROPOSAL:	Demolition of existing dwelling and erection of 2 no. house and 1 no. chalet bungalow.
DECISION:	GRANT (with conditions) and subject to an agreement under section 106 of the Town and Country Planning Act 1990 in respect of a contribution of £6000 to the provision of community facilities in the Parish of Nazeing

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 Prior to first occupation of the building hereby approved the proposed window openings in the first floor rear elevations of plots 1 and 2 shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank and rear walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 5 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

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, and in writing.

The statement must include details of all the 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.

- 6 Prior to the commencement of the development details of the proposed surface materials for the accesses 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.

- 7 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 8 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.
- 9 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.
- 10 The development hereby approved shall not be commenced until details of the design and dimensions of the vehicle accesses to the site have been submitted to and approved in writing to the Local Planning Authority.

Reason: In the interests of highway safety.

- 11 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, B and E shall be undertaken without the prior written permission of the Local Planning Authority.

Reason:- The specific circumstances of this site warrant the Local Planning Authority having control over any further development.

Report Item No: 4

APPLICATION No:	EPF/2312/06
SITE ADDRESS:	Springfields (1-96) Waltham Abbey Essex EN9
PARISH:	Waltham Abbey
DESCRIPTION OF PROPOSAL:	Building refurbishment, alterations and landscape

	improvements.
DECISION:	GRANT (with conditions)

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 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 5

APPLICATION No:	EPF/0067/07
SITE ADDRESS:	Richmond Farm Parsloe Road Epping Upland Essex CM16 6QB
PARISH:	Epping Upland
DESCRIPTION OF PROPOSAL:	Change of use of Essex barn to single dwelling, incorporating two former farmyard buildings to be converted to integral work units.
DECISION:	GRANT (with conditions)

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 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 4 Prior to first occupation of the building hereby approved the proposed window opening on the first floor of the northeast elevation shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 5 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 6 The proposed work units to the rear of the converted dwelling shall only be used as ancillary with the main dwelling by the occupiers of that property.
- 7 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 Class A to H shall be undertaken without the prior written permission of the Local Planning Authority.
- 8 Before the commencement of the development or any works on site, details of the landscaping of the site, including retention of trees and other natural features, shall be submitted in writing for the approval of the Local Planning Authority, and shall be carried out as approved.
- 9 Prior to the commencement of the development details of the proposed surface materials for the driveway 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 The work units hereby approved shall only be accessed from the curtilage of the dwelling house hereby approved and shall not be accessed from other land other than in emergency or for repair and maintenance of the buildings.

Reason: To ensure the work units are only used for purposes ancillary to the use of the dwelling house hereby approved.

Report Item No: 6

APPLICATION No:	LB/EPF/0069/07
SITE ADDRESS:	Richmond Farm Parsloe Road Epping Upland Essex CM16 6QB
PARISH:	Epping Upland
DESCRIPTION OF PROPOSAL:	Curtilage Grade II listed building application for change of use of Essex Barn to single dwelling and use of former farmyard buildings as integral work units.
DECISION:	GRANT (with conditions)

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.

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