

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee West **Date:** 1 August 2007

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 9.16 pm
High Street, Epping

Members Present: P McMillan (Chairman), J Wyatt (Vice-Chairman), R Bassett, Mrs A Cooper, Mrs J Lea, Mrs M Sartin, Mrs P Smith, Ms S Stavrou, A Watts and Mrs E Webster

Other Councillors:

Apologies: Mrs P Brooks and Mrs R Gadsby

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

19. 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.

20. 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.

21. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 4 July 2007 be taken as read and signed by the Chairman as a correct record.

22. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor Ms S Stavrou declared personal interest in agenda item 7 (1) (EPF/0983/07 – Metropolitan Police Cadet Training Centre, Lippitts Hill, Waltham Abbey) by virtue of being a close neighbour and a ward member. The Councillor declared that her interests were prejudicial and indicated that she would leave the meeting during the consideration and voting on the item. However, under the new code of conduct for Councillors, she would take the opportunity to put forward the views of her constituents, by way of a short speech, before leaving the meeting.

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs E Webster declared a personal interest in agenda item 7 (1) (EPF/0983/07 - Metropolitan Police Cadet Training Centre, Lippitts Hill, Waltham Abbey) by virtue of being a ward member. 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.

(c) Pursuant to the Council's Code of Member Conduct, Councillor Mrs A Cooper declared a personal interest in agenda items 7 (2) (EPF/0432/07 - Leaside Nursery, Sedge Green, Nazeing) and (3) (EPF/0966/07 – Holcombe, Nazeing Road, Nazeing) by virtue of being a member of the 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.

(d) Pursuant to the Council's Code of Member Conduct, Councillor R Bassett declared a personal interest in agenda items 7 (2) (EPF/0432/07 - Leaside Nursery, Sedge Green, Nazeing) and (3) (EPF/0966/07 – Holcombe, Nazeing Road, Nazeing) by virtue of being a member of the Parish Council. The Councillor declared that his interests were not prejudicial and indicated that he would remain in the meeting during the consideration and voting on the item.

(e) Pursuant to the Council's Code of Member Conduct, Councillor P McMillan declared a personal interest in agenda items 7 (1) (EPF/0983/07 – Metropolitan Police Cadet Training Centre, Lippitts Hill, Waltham Abbey) and (4) (EPF/1016/07 – The Marriott, Old Shire Lane, Waltham Abbey) by virtue of living near the first application and being a ward member for the second application. The Councillor declared that his interests were not prejudicial and indicated that he would remain in the meeting during the consideration and voting on the item.

(f) Pursuant to the Council's Code of Member Conduct, Councillor P McMillan declared personal interest in agenda item 7 (5) (EPF/1108/07 – 28 Sun Street, Waltham Abbey). The Councillor declared that his interests were prejudicial and indicated that he would leave the meeting during the consideration and voting on the items.

(g) Pursuant to the Council's Code of Member Conduct, Councillor A Watts declared a personal interest in agenda item 7 (4) (EPF/1016/07 – The Marriott, Old Shire Lane, Waltham Abbey) by virtue of being a ward member. The Councillor declared that his interests were not prejudicial and indicated that he would remain in the meeting during the consideration and voting on the item.

23. ANY OTHER BUSINESS

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

24. 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.

25. 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

This page is intentionally left blank

Report Item No: 1

APPLICATION No:	EPF/0983/07
SITE ADDRESS:	Metropolitan Police Cadet Training Centre Lippitts Hill Waltham Abbey Essex
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach
DESCRIPTION OF PROPOSAL:	Engineering operation to construct a 'clear area' for Helicopters and provision of lights and wind direction indicator.
DECISION:	Grant Permission (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 No development shall take place until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of the proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.
- 3 Notwithstanding condition 2, there shall be no removal from the site of material forming the clear area.
- 4 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.

- 5 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.
- 6 With the exception of routine testing and maintenance of the lighting system, or when continuous illumination is necessary for operational safety in cases of fog or similar adverse weather conditions, the lighting of the clear area shall be switched on no more than 5 minutes before the planned time of each landing and take off and shall be switched off within 5 minutes after completion of the landing or take off.
- 7 Drainage from the site shall be as described in the application and no drains shall flow into the Epping Forest SSSI.
- 8 All fuel and chemicals used on the site shall be contained in such a way as to minimise the risk of accidental spillage or leakage. Details of how this is to be done shall be submitted to and agreed by the Local Planning Authority prior to commencement of development. The approved details shall be implemented prior to the first use of the 'clear area' and permanently retained unless otherwise agreed in writing by the Local Planning Authority.
- 9 Prior to the commencement of development details of signage to be erected to warn users of the bridleway of imminent helicopter landing and take off shall be submitted to and agreed in writing by the Local Planning Authority. The agreed signage shall be installed prior to the first use of the site by helicopters and thereafter retained. The signage shall be illuminated in accordance with the agreed details.
- 10 No more than 3 helicopters shall be based at the Lippitts Hill Metropolitan Police Cadet Training Centre as defined by the blue line indicating MPA ownership on drawing number D115332-01.
- 11 The 'clear area' hereby approved shall not be used by fixed wing aircraft.
- 12 Prior to the commencement of the development, details of the methodology for carrying out condition surveys of all the Scheduled Ancient Monuments at the Lippitts Hill Metropolitan Police Cadet Training Centre shall be submitted for approval by the Local Planning Authority. The surveys shall be of the condition of the Scheduled Ancient Monuments before the commencement of construction work and after the completion of the development hereby approved. The surveys shall be carried out in accordance with the approved details.

Report Item No: 2

APPLICATION No:	EPF/0432/07
SITE ADDRESS:	Leaside Nursery Sedge Green Nazeing Waltham Abbey Essex EN9 2PA
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Replacement of greenhouse on footprint of existing and new storage and equipment store (including boundary hedge and landscaping) (Revised application)
DECISION:	Grant Permission (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 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.

- 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 in accordance with a management plan to be submitted concurrently with the assessment.

- 4 Prior to the commencement of the development hereby approved details of the provision for drainage shall be submitted to and approved in writing by the Local Planning Authority. The approved drainage scheme shall be implemented, maintained and permanently retained as such, unless previously agreed in writing by the Local Planning Authority.
- 5 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.
- 6 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.
- 7 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.
- 8 All surface water inside the curtilage of the site that may be polluted must pass through an interceptor tank to remove any pollutants, before discharging to the surface water system. Details of the interceptor tank system, including an adequate impermeable surface, must be agreed in writing with the Local Planning Authority prior to the commencement of the development. The works shall be implemented in accordance with the approved details, maintained and permanently retained as such unless previously agreed in writing with the Local Planning Authority.
- 9 The proposed garage and store building hereby approved shall be used solely for the purposes of storage in relation to the agricultural activities at the site and for no other purpose, including any other purpose in Class B8 of the Schedule to the Town & Country Planning (Use Classes) Order 2005, or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order.
- 10 There shall be no deliveries and/or HGV movements to or from the site outside of the following times:

07:00 to 19:00 Monday to Saturday

08:00 to 13:00 Sunday and Bank/Public Holidays

Report Item No: 3

APPLICATION No:	EPF/0966/07
SITE ADDRESS:	Holcombe Nazeing Road Nazeing Essex EN9 2HY
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Two storey side extension, single storey rear extension and loft conversion with rear dormer windows. (Revised application)
DECISION:	Grant Permission (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 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 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 that Order) no enclosure or balcony shall be formed at any time on the roof of the extension hereby approved without the prior written approval of the Local Planning Authority.
- 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.

Report Item No: 4

APPLICATION No:	EPF/1016/07
SITE ADDRESS:	The Marriott Old Shire Lane Waltham Abbey Essex EN9 3LX
PARISH:	Waltham Abbey
WARD:	Waltham Abbey Honey Lane
DESCRIPTION OF PROPOSAL:	Erection of sprinkler tank and pump housing and an external services duct to the existing building. (Revised application)
DECISION:	Grant Permission (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 The sprinkler tank hereby approved, shall be painted in a dark colour that shall have been previously approved in writing by the Local Planning Authority and maintained thereafter.
- 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.

Report Item No: 5

APPLICATION No:	EPF/1108/07
SITE ADDRESS:	28 Sun Street Waltham Abbey Essex EN9 1EE
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Demolition of single storey offices, conversion of existing offices to residential and new construction of offices and residential apartments to the rear of the site.(6 residential units) (Revised application)
DECISION:	Grant Permission (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 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.
- 3 Prior to first occupation of the building hereby approved the proposed window openings shown to be fitted with obscured glazing, on the approved plans on the shall be fitted with obscured glass and shall be permanently retained in that condition.
- 4 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.
- 5 Prior to the commencement of the development details of the proposed surface materials for the access, parking area and courtyard shall be submitted to and approved in writing by the Local Planning Authority. The approved surface treatment shall be completed prior to the first occupation of the development.
- 6 The bicycle parking facilities shown on the approved plans shall be provided prior to the first occupation of the development and thereafter retained and kept available for that use.
- 7 Additional drawings that show details of proposed new windows and door to be used, by section and elevation at scales between 1:20 and 1:1 as appropriate, shall

be submitted to and agreed in writing by the local planning authority prior to the commencement of any works.

- 8 The rooflights to be installed shall be traditional metal skylights such as Conservation Roof Lights, details are to be submitted to and agreed in writing by the Local Planning Authority prior to commencement of development and the scheme shall be implemented in accordance with the agreed details.
- 9 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 in accordance with a management plan to be submitted concurrently with the assessment.