

## **EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Planning Subcommittee West   **Date:** 24 October 2007

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

**Members Present:** P McMillan (Chairman), J Wyatt (Vice-Chairman), R Bassett, Mrs P Brooks, Mrs A Cooper, R D'Souza, Mrs J Lea, Mrs M Sartin, Mrs P Smith, A Watts and Mrs E Webster

**Other Councillors:**

**Apologies:** J Demetriou, Mrs R Gadsby and Ms S Stavrou

**Officers Present:** S Solon (Principal Planning Officer), A Hendry (Democratic Services Officer) and Z Folley (Democratic Services Assistant)

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### **40. 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.

### **41. 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.

### **42. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting of the Sub-Committee held on 26 September 2007 be taken as read and signed by the Chairman as a correct record.

### **43. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillor Mrs P Brooks declared a personal interest in agenda items 7 (EPF/01/07 Confirmation of Tree Preservation Order – Land adjacent to Park Farm Nursery, Sewardstone Road, Waltham Abbey) by virtue of being a members of the Lea Valley Regional Park Authority. 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 items.

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs E Webster declared a personal interest in agenda items 7 (EPF/01/07 Confirmation of Tree Preservation Order – Land adjacent to Park Farm Nursery, Sewardstone Road, Waltham Abbey) by virtue of being a members of the Lea Valley Regional Park Authority. 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 items.

**44. ANY OTHER BUSINESS**

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

Councillor Mrs Smith took the opportunity to report back to the Sub-Committee that the Standards Board for England has produced an informative DVD on the conduct of Councillors at planning meetings including the new declaration of interest rules. She urged the members to take the opportunity to view this when offered.

**45. CONFIRMATION OF TREE PRESERVATION ORDER EPF/01/07 – LAND ADJACENT TO PARK FARM NURSERY, SEWARDSTONE ROAD, WALTHAM ABBEY**

The tree preservation order was made as a result of this site being marketed for sale. Whilst it had not been possible to fully access the site, from aerial photographs it was evident that the site was well treed. The purpose of the area order was to ensure that the trees are taken into account should any planning application be received.

After consideration of the report the sub-committee agreed to the confirmation of the tree preservation order.

**RESOLVED:**

That Tree Preservation Order EPF/01/07 be confirmed.

**46. DEVELOPMENT CONTROL**

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

**RESOLVED:**

That, Planning applications numbered 1 – 3 be determined as set out in the annex to these minutes.

**47. 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**

<b>APPLICATION No:</b>	EPF/0362/07
<b>SITE ADDRESS:</b>	Villa Nursery Reeves Lane Roydon Essex CM19 5LE
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Broadley Common, Epping Upland and Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use of horticultural site to a mixed use of horticulture and packing and distribution use. (Revised application)
<b>DECISION:</b>	Grant Permission (With Conditions)

## CONDITIONS

- 1 The packing and distribution hereby approved shall only take place between the hours of 0700 and 1730 Monday to Friday and 0700 -1400 on Weekends and Public/Bank Holidays.
- 2 The packing and distribution hereby approved shall be limited to handling of fresh horticultural food produce and shall not include the handling of any other goods or foodstuffs.
- 3 Sufficient space shall be set aside and identified on the site for the access and parking of staff vehicles and all heavy goods vehicles in accordance with a plan submitted to and agreed in writing by the Local Planning Authority within 3 months of the date of this decision.
- 4 The percentage turnover at this site represented by fresh salad crops originating from outside the UK shall not exceed 30% per annum.
- 5 Heavy Goods Vehicle movements to and from the site shall only take place between the hours of 0730 and 2100 Monday to Friday and between 0730 and 1600 on weekends and public/bank holidays.
- 6 Within 3 months of the date of this permission a scheme for the routing of Heavy Goods Vehicles to and from the site together with mechanisms for enforcing the scheme shall be submitted to and agreed by the Local Planning Authority. The routing shall avoid use of Reeves Lane to the north of the application site. All HGV's using the site thereafter shall adhere to the agreed routing.

- 7 Within 3 months of the date of this permission a scheme for the display of signage identifying the site shall be submitted to and agreed by the Local Planning Authority. The signage agreed shall be displayed within 3 months of it being agreed and thereafter permanently retained unless otherwise agreed in writing by the Local Planning Authority.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0705/07
<b>SITE ADDRESS:</b>	Villa Nursery Reeves Lane Roydon Harlow Essex CM19 5LE
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Broadley Common, Epping Upland and Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use and conversion of domestic outbuilding to bungalow annexe including replacement of flat roof with pitched roof. For use of extended family of occupants of Villa Nursery.
<b>DECISION:</b>	Grant Permission (With Conditions)

**CONDITIONS**

- 1 The building the subject of this permission shall be used only as an annexe to the main dwelling known as The Villa, Villa Nursery and shall be occupied only by members of the extended family of the occupants of The Villa. The building shall not be sold or let as a separate dwelling unit.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1793/07
<b>SITE ADDRESS:</b>	87a Monkswood Avenue Waltham Abbey Essex EN9 1 LJ
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey North East
<b>DESCRIPTION OF PROPOSAL:</b>	Rear conservatory extension, shed and front velux windows.
<b>DECISION:</b>	Grant Permission

**CONDITIONS**

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