

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee West **Date:** 23 January 2008

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 8.57 pm

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

Other Councillors:

Apologies: A Watts and Mrs E Webster

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

64. 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.

65. 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.

66. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor Mrs P Smith declared personal interest in agenda items 7 (1) (EPF/2451/07 The Dairy, Home Farm, Copped Hall Estate, Epping) by virtue of being a member of the Parish Planning Committee. 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 R Bassett declared a personal interest in agenda items 7 (3) (EPF/2369/07 8 North Street, Nazeing) by virtue of being acquainted with the applicants. The Councillor declared that his interests were prejudicial and indicated that he would leave the meeting during the consideration and voting on the item.

67. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 19 December 2007 be taken as read and signed by the Chairman as a correct record.

68. ANY OTHER BUSINESS

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

69. 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.

70. 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/2451/07
SITE ADDRESS:	The Dairy Home Farm Copped Hall Estate Epping Essex CM16 5HS
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	Conversion of dairy into 4 bedroom dwelling with extension to rear and removal of half of an existing agricultural building (Revised application)
DECISION:	Deferred

This item was deferred to seek clarification from the applicant of:

- 1) The extent of the curtilage of the proposed dwelling
- 2) Details of the retention of the south wall of the agricultural building to be partially removed, and
- 3) The intentions and timetable for bringing forward proposals for the remainder of the farmyard and the prospect for delivering community benefits as described in planning application EPF/1084/06

Report Item No: 2

APPLICATION No:	EPF/2298/07
SITE ADDRESS:	16 Pound Close Nazeing Essex EN9 2HR
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Two storey rear extension.
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 the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the development hereby permitted without the prior written approval of the Local Planning Authority.
- 4 Prior to first occupation of the building hereby approved the proposed window opening on the first floor on the northern elevation of the extension shall be fitted with obscured glass and have fixed frames with the exception of the top hung fanlight, and shall be permanently retained in that condition.

Report Item No: 3

APPLICATION No:	EPF/2369/07
SITE ADDRESS:	8 North Street Nazeing Essex EN9 2NL
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Two storey and single storey side extensions and alterations to roof space with front dormer window.
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 the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the development hereby permitted 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 that Order) no enclosure or balcony shall be formed at any time on any part of the roof of the development hereby approved without the prior written approval of the Local Planning Authority.
- 5 The development shall be carried out in accordance with the amended plans received on 13/12/07 unless otherwise agreed in writing with the Local Planning Authority.
- 6 The single-storey side extension to the north facing flank of the house shall not be used separately from the house and there shall be a permanent internal access between the house and the extension.
7. No infilling of the area under the canopy to the front elevation shall take place.

Report Item No: 4

APPLICATION No:	EPF/2396/07
SITE ADDRESS:	North Cottage Betts Lane Nazeing Essex EN9 2DN
PARISH:	Nazeing
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	Two storey side extension.
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 the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the development hereby permitted without the prior written approval of the Local Planning Authority.

Report Item No: 5

APPLICATION No:	EPF/2145/07
SITE ADDRESS:	Kingsmead Epping Road Roydon Harlow Essex CM19 5HU
PARISH:	Roydon
WARD:	Roydon
DESCRIPTION OF PROPOSAL:	Change of use of existing offices to 9 flats involving external alterations.
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 tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

If any tree shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub, or hedge shall be planted at the same place, and that tree, shrub, or hedge shall be of such size, specification, and species, and should be planted at such time as may be specified in writing by the Local Planning Authority.

If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or 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.

- 3 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-

Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

- 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 Materials to be used for the external finishes of the proposed extensions and alterations shall match those of the existing building.
- 6 Work on the development shall not commence until details showing adequate foul drainage improvements are submitted to and approved in writing by the Local Planning Authority. The flats shall not be occupied until the Local Planning Authority is provided with written certification that the approved drainage has been installed in accordance with the approved details.
- 7 The parking area shown on the approved plan number 347/3A shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors vehicles.
- 8 Notwithstanding the details shown on the plans otherwise hereby approved before the development hereby permitted is commenced details of the provision of refuse and recycling facilities within the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such approved details.

- 9 Prior to first occupation of the development hereby approved the window opening for the kitchen to flat 6 shown as obscured glazed on plan 347/10A shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.

Informative: The information submitted pursuant to condition 6 should include an assessment of the adequacy of the existing public sewer to cope with any additional discharge to it from the development hereby approved.

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