

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee West **Date:** 14 May 2008

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 9.20 pm

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

Other Councillors:

Apologies:

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

94. 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.

95. APPOINTMENT OF VICE CHAIRMAN

With the agreement of the Sub committee, Councillor Mrs R Gadsby was appointed Vice Chairman for the duration of the meeting.

96. 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.

97. 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/0407/08 Timber Lodge, Copped hall estate, High Road, Epping) 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 items.

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs R Gadsby declared a personal interest in agenda items 7 (4 and 5) (EPF/0034/08 and EPF/0035/08 8-8a Sun Street, Waltham Abbey) by virtue of being a member of the

Town Council. The Councillor declared that her interest 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 P Brooks declared a personal interest in agenda items 7 (4 and 5) (EPF/0034/08 and EPF/0035/08 8-8a Sun Street, Waltham Abbey), and items 7 (6 to 14) (EPF/2729/07, EPF/2730/07, EPF/2731/07, EPF/2732/07, EPF/2733/07, EPF/2734/07, EPF/2735/07, EPF/2736/07 and EPF/2737/07 Land at Galley Hill Yard, Galley Hill Road, Waltham Abbey) by virtue of being a member of the Town Council and on the 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 item.

(d) Pursuant to the Council's Code of Member Conduct, Councillor Ms S Stavrou declared a personal interest in agenda items 7 (4 and 5) (EPF/0034/08 and EPF/0035/08 8-8a Sun Street, Waltham Abbey), and items 7 (6 to 14) (EPF/2729/07, EPF/2730/07, EPF/2731/07, EPF/2732/07, EPF/2733/07, EPF/2734/07, EPF/2735/07, EPF/2736/07 and EPF/2737/07 Land at Galley Hill Yard, Galley Hill Road, Waltham Abbey) by virtue of being a member of the Town Council and on the 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 item.

(e) Pursuant to the Council's Code of Member Conduct, Councillor Mrs E Webster declared a personal interest in agenda items 7 (4 and 5) (EPF/0034/08 and EPF/0035/08 8-8a Sun Street, Waltham Abbey), and items 7 (6 to 14) (EPF/2729/07, EPF/2730/07, EPF/2731/07, EPF/2732/07, EPF/2733/07, EPF/2734/07, EPF/2735/07, EPF/2736/07 and EPF/2737/07 Land at Galley Hill Yard, Galley Hill Road, Waltham Abbey) by virtue of being a member of the Town Council and on the 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 item.

(f) Pursuant to the Council's Code of Member Conduct, Councillor Mrs J Lea declared a personal interest in agenda items 7 (4 and 5) (EPF/0034/08 and EPF/0035/08 8-8a Sun Street, Waltham Abbey), and items 7 (6 to 14) (EPF/2729/07, EPF/2730/07, EPF/2731/07, EPF/2732/07, EPF/2733/07, EPF/2734/07, EPF/2735/07, EPF/2736/07 and EPF/2737/07 Land at Galley Hill Yard, Galley Hill Road, Waltham Abbey) by virtue of being a member of the Town Council and on the 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 item.

(g) Pursuant to the Council's Code of Member Conduct, Councillors Mrs E Webster, Mrs J Lea, Mrs P Brooks, Mrs R Gadsby, Ms S Stavrou and A Watts declared a personal interest in agenda items 7 (6) (EPF/2729/07, Land at Galley Hill Yard, Galley Hill Road, Waltham Abbey) by virtue of being a member of the Town Council which has used the services of TSL Ltd in the past. 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.

98. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 16 April 2008 be taken as read and signed by the Chairman as a correct record subject to the addition that the Sub Committee asked the Planning Officer to pursue with the Council's Legal Section the enforcement action on application EPF/2566/07, 12 Highbridge Street, Waltham Abbey.

99. ANY OTHER BUSINESS

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

100. DEVELOPMENT CONTROL

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

RESOLVED:

That, Planning applications numbered 1 – 14 be determined as set out in the annex to these minutes.

101. 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

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Report Item No: 1

APPLICATION No:	EPF/0407/08
SITE ADDRESS:	Timber Lodge Copped Hall Estate High Road Epping Essex CM16 5HS
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing Waltham Abbey High Beach
DESCRIPTION OF PROPOSAL:	Glazed link and garden room.
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 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 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 E and Part 2, Class A of Schedule 2 to the Order shall be undertaken at the application site without the prior written permission of the Local Planning Authority.

Report Item No: 2

APPLICATION No:	EPF/0309/08
SITE ADDRESS:	2B North Street (formerly Crossways 1 Middle Street) Nazeing Essex
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Conversion of garage to bedroom, grassed area to be changed to hardstanding for parking and turning area.(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.

Report Item No:3

APPLICATION No:	EPF/0403/08
SITE ADDRESS:	15 Kingsmead Hill Roydon Harlow Essex CM19 5JG
PARISH:	Roydon
WARD:	Roydon
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 Prior to first occupation of the building hereby approved the proposed window openings in the flank elevation and east facing roof slope shall be fitted with obscured glass, and shall be permanently retained in that condition.
- 3 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 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 or east facing roof slope of the development hereby permitted without the prior written approval of the Local Planning Authority.

Report Item No: 4

APPLICATION No:	EPF/0034/08
SITE ADDRESS:	8 - 8A Sun Street Waltham Abbey Essex EN9 1EE
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Conversion and extension of existing building to provide enlarged shop and two self contained flats.
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of two years beginning with the date of this notice.
- 2 No development, including demolition, 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 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.
- 4 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 in accordance with a management plan to be submitted concurrently with the assessment..
- 5 Notwithstanding the information shown on the submitted plans, the new windows at first floor level to Darby Drive elevation shall be traditional double-hung, vertically sliding sash windows in white painted timber and set within traditional reveals and incorporating traditional soldier course in brickwork above.
- 6 Prior to commencement of development detailed drawings of the proposed shopfront in Darby Drive shall be submitted to and agreed in writing by the Local Planning Authority, the shopfront shall be traditionally designed and detailed in painted timber. The works shall then be completed in accordance with the agreed details.
- 7 The existing shopfront and surround to the Sun Street elevation shall be retained, repaired and repainted prior to the first occupation of any part of the development hereby approved.

- 8 Prior to commencement of development detailed drawings of the new dormer windows at a minimum scale of 1:5, shall be submitted to and agreed in writing by the Local Planning Authority and the works shall be completed in accordance with the agreed details.
- 9 Prior to commencement of development detailed drawings of the rear elevation, first and second floors, from the proposed roof garden, shall be submitted to and agreed in writing by the Local Planning Authority. The drawing shall show the retained original sash windows and details of the proposed new door to the first floor flat.
- 9 Prior to the commencement of development, detailed drawings of refuse storage facilities for the flats and the shop shall be submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details and the refuse storage facilities shall thereafter be permanently retained.

Report Item No: 5

APPLICATION No:	EPF/0035/08
SITE ADDRESS:	8 - 8A Sun Street Waltham Abbey Essex EN9 1EE
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Conservation Area Consent for the partial demolition of the building.
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.

Report Item No: 6

APPLICATION No:	EPF/2729/07
SITE ADDRESS:	Land at Galley Hill Yard Galley Hill Road Waltham Abbey Essex EN9
PARISH:	Waltham Abbey
WARD:	Waltham Abbey North East
DESCRIPTION OF PROPOSAL:	Change of use to scaffolding yard. (Retrospective application)
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 No machinery shall be operated, no process shall be carried out and no vehicles shall enter or leave the site outside the hours of 0700 and 1830 Monday to Friday, 0800 and 1300 on Saturdays and at no times on Sundays and Bank Holidays.
- 2 No materials of any kind are to be burnt on the site.
- 3 No external lighting shall be erected at the site without the prior written consent of the Local Planning Authority.
- 4 There shall be no open storage within the site above the height of 2 metres without the prior written consent of the Local Planning Authority.
- 5 No siting of caravans/portacabins or other portable buildings shall take place within the site without the prior written permission of the Local Planning Authority.
- 6 There shall be no external loudspeakers or other similar public address systems used at the site.
- 7 Within 2 months of the date of this decision a scheme for the environmental protection of the site shall be submitted for the written approval of the Local Planning Authority. The submitted details shall include details of the surface water drainage system and methods to be used to minimise the risk of contamination of the environment from the disposal of surface water and details of the means of foul drainage. The approved scheme shall be implemented within 6 months of the approval of the Local planning authority and thereafter adhered to.

Report Item No: 7

APPLICATION No:	EPF/2730/07
SITE ADDRESS:	Land at Galley Hill Yard Galley Hill Waltham Abbey Essex EN9
PARISH:	Waltham Abbey
WARD:	Waltham Abbey North East
DESCRIPTION OF PROPOSAL:	Change of use to scaffolding yard. (Retrospective application)
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 No machinery shall be operated, no process shall be carried out and no vehicles shall enter or leave the site outside the hours of 0700 and 1830 Monday to Friday, 0800 and 1300 on Saturdays and at no times on Sundays and Bank Holidays.
- 2 No materials of any kind are to be burnt on the site.
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- 7 Within 2 months of the date of this decision a scheme for the environmental protection of the site shall be submitted for the written approval of the Local Planning Authority. The submitted details shall include details of the surface water drainage system and methods to be used to minimise the risk of contamination of the environment from the disposal of surface water and details of the means of foul drainage. The approved scheme shall be implemented within 6 months of the approval of the Local planning authority and thereafter adhered to.

Report Item No: 8

APPLICATION No:	EPF/2731/07
SITE ADDRESS:	Land at Galley Hill Yard Galley Hill Waltham Abbey Essex EN9
PARISH:	Waltham Abbey
WARD:	Waltham Abbey North East
DESCRIPTION OF PROPOSAL:	Change of use to storage of civil engineering materials and associated vehicle parking. (Retrospective application)
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 No machinery shall be operated, no process shall be carried out and no vehicles shall enter or leave the site outside the hours of 0700 and 1830 Monday to Friday, 0800 and 1300 on Saturdays and at no times on Sundays and Bank Holidays.
- 2 No materials of any kind are to be burnt on the site.
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- 6 There shall be no external loudspeakers or other similar public address systems used at the site.
- 7 Within 2 months of the date of this decision a scheme for the environmental protection of the site shall be submitted for the written approval of the Local Planning Authority. The submitted details shall include details of the surface water drainage system and methods to be used to minimise the risk of contamination of the environment from the disposal of surface water and details of the means of foul drainage. The approved scheme shall be implemented within 6 months of the approval of the Local planning authority and thereafter adhered to.

Report Item No: 9

APPLICATION No:	EPF/2732/07
SITE ADDRESS:	Land at Galley Hill Yard Galley Hill Waltham Abbey Essex EN9
PARISH:	Waltham Abbey
WARD:	Waltham Abbey North East
DESCRIPTION OF PROPOSAL:	Change of use to scaffolding yard. (Retrospective application)
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 No machinery shall be operated, no process shall be carried out and no vehicles shall enter or leave the site outside the hours of 0700 and 1830 Monday to Friday, 0800 and 1300 on Saturdays and at no times on Sundays and Bank Holidays.
- 2 No materials of any kind are to be burnt on the site.
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Report Item No: 10

APPLICATION No:	EPF/2733/07
SITE ADDRESS:	Land at Galley Hill Yard Galley Hill Waltham Abbey Essex EN9
PARISH:	Waltham Abbey
WARD:	Waltham Abbey North East
DESCRIPTION OF PROPOSAL:	Change of use to vehicle storage yard. (Retrospective application)
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 No machinery shall be operated, no process shall be carried out and no vehicles shall enter or leave the site outside the hours of 0700 and 1830 Monday to Friday, 0800 and 1300 on Saturdays and at no times on Sundays and Bank Holidays.
- 2 No materials of any kind are to be burnt on the site.
- 3 No external lighting shall be erected at the site without the prior written consent of the Local Planning Authority.
- 4 There shall be no open storage within the site above the height of 2metres without the prior written consent of the Local Planning Authority.
- 5 No siting of caravans/portacabins or other portable buildings shall take place within the site without the prior written permission of the Local Planning Authority.
- 6 There shall be no external loudspeakers or other similar public address systems used at the site.
- 7 Within 2 months of the date of this decision a scheme for the environmental protection of the site shall be submitted for the written approval of the Local Planning Authority. The submitted details shall include details of the surface water drainage system and methods to be used to minimise the risk of contamination of the environment from the disposal of surface water and details of the means of foul drainage. The approved scheme shall be implemented within 6 months of the approval of the Local planning authority and thereafter adhered to.

Report Item No: 11

APPLICATION No:	EPF/2734/07
SITE ADDRESS:	Land at Galley Hill Yard Galley Hill Waltham Abbey Essex EN9
PARISH:	Waltham Abbey
WARD:	Waltham Abbey North East
DESCRIPTION OF PROPOSAL:	Change of use to storage of civil engineering materials and associated vehicle parking. (Retrospective application)
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 No machinery shall be operated, no process shall be carried out and no vehicles shall enter or leave the site outside the hours of 0700 and 1830 Monday to Friday, 0800 and 1300 on Saturdays and at no times on Sundays and Bank Holidays.
- 2 No materials of any kind are to be burnt on the site.
- 3 No external lighting shall be erected at the site without the prior written consent of the Local Planning Authority.
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- 7 Within 2 months of the date of this decision a scheme for the environmental protection of the site shall be submitted for the written approval of the Local Planning Authority. The submitted details shall include details of the surface water drainage system and methods to be used to minimise the risk of contamination of the environment from the disposal of surface water and details of the means of foul drainage. The approved scheme shall be implemented within 6 months of the approval of the Local planning authority and thereafter adhered to.

Report Item No: 12

APPLICATION No:	EPF/2735/07
SITE ADDRESS:	Land at Galley Hill Yard Galley Hill Waltham Abbey Essex EN9
PARISH:	Waltham Abbey
WARD:	Waltham Abbey North East
DESCRIPTION OF PROPOSAL:	Change of use to vehicle parking in association with existing civil engineering use. (Retrospective application)
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 No machinery shall be operated, no process shall be carried out and no vehicles shall enter or leave the site outside the hours of 0700 and 1830 Monday to Friday, 0800 and 1300 on Saturdays and at no times on Sundays and Bank Holidays.
- 2 No materials of any kind are to be burnt on the site.
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- 7 Within 2 months of the date of this decision a scheme for the environmental protection of the site shall be submitted for the written approval of the Local Planning Authority. The submitted details shall include details of the surface water drainage system and methods to be used to minimise the risk of contamination of the environment from the disposal of surface water and details of the means of foul drainage. The approved scheme shall be implemented within 6 months of the approval of the Local planning authority and thereafter adhered to.

Report Item No: 13

APPLICATION No:	EPF/2736/07
SITE ADDRESS:	Land at Galley Hill Yard Galley Hill Waltham Abbey Essex EN9
PARISH:	Waltham Abbey
WARD:	Waltham Abbey North East
DESCRIPTION OF PROPOSAL:	Change of use to storage of reclaimed building materials. (Retrospective application)
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 No machinery shall be operated, no process shall be carried out and no vehicles shall enter or leave the site outside the hours of 0700 and 1830 Monday to Friday, 0800 and 1300 on Saturdays and at no times on Sundays and Bank Holidays.
- 2 No materials of any kind are to be burnt on the site.
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Report Item No: 14

APPLICATION No:	EPF/2737/07
SITE ADDRESS:	Land at Galley Hill Yard Galley Hill Waltham Abbey Essex EN9
PARISH:	Waltham Abbey
WARD:	Waltham Abbey North East Waltham Abbey Paternoster
DESCRIPTION OF PROPOSAL:	Change of use to storage of reclaimed building materials and vehicle parking. (Retrospective application)
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 No machinery shall be operated, no process shall be carried out and no vehicles shall enter or leave the site outside the hours of 0700 and 1830 Monday to Friday, 0800 and 1300 on Saturdays and at no times on Sundays and Bank Holidays.
- 2 No materials of any kind are to be burnt on the site.
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