

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee East **Date:** 10 September 2008

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 8.55 pm
High Street, Epping

Members Present: G Pritchard (Vice-Chairman), R Morgan, A Boyce, M Colling, Mrs D Collins, R Frankel, P Gode, Mrs M McEwen, J Philip, B Rolfe, D Stallan, Mrs J H Whitehouse and J M Whitehouse

Other Councillors:

Apologies: A Green, Mrs A Grigg, Mrs H Harding, Ms J Hedges, D Jacobs and C Whitbread

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

43. 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.

44. ELECTION OF VICE CHAIR

In view of the unavailability of the Chairman, Councillor A Green, it was noted that the Vice Chairman, Councillor G Pritchard, would be acting as Chairman for the meeting. Consequently the Sub-Committee was asked to appoint a Vice Chairman for the meeting.

RESOLVED:

That, Councillor R Morgan, be appointed Vice Chairman for the duration of the meeting.

45. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements adopted by the Council to enable persons to address the Sub-Committee, in relation to the determination of applications for planning permission. The Sub-Committee noted the advice provided for the public and speakers in attendance at Council Planning Sub-Committee meetings.

46. MINUTES

RESOLVED:

That the minutes of the meeting held on 20 August 2008 be taken as read and signed by the Chairman as a correct record.

47. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors M Colling, Mrs D Collins, J Philip, D Stallan and Mrs J Whitehouse declared a personal interest in the following item of the agenda by virtue of being registered at the Limes Medical Centre. The Councillors had determined that their interests were not prejudicial and that they would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1294/08 – The Limes Medical Centre, The Plain, Epping

(b) Pursuant to the Council's Code of Member Conduct, Councillor D Stallan declared a personal interest in the following item of the agenda by virtue of being a member of North Weald Parish Council. The Councillor had determined that his interest was not prejudicial and that he would stay in the meeting for the consideration of the application and voting thereon:

- EPF/0623/08 Booker Cash and Carry, Merlin Way, North Weald Bassett

(c) Pursuant to the Council's Code of Member Conduct, Councillor Mrs J Whitehouse declared a personal interest in the following item of the agenda, by virtue of knowing the applicant. The Councillor had determined that her interest was not prejudicial and that she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1364/08 – Highway adjacent to St. Mary's Church, Church Lane, Stapleford Abbots

48. ANY OTHER BUSINESS

It was noted that there was no other urgent business for consideration by the Sub-Committee.

49. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 - 4 be determined as set out in the schedule attached to these minutes.

50. DELEGATED DECISIONS

The Sub-Committee noted that schedules of planning applications determined by the Head of Planning and Economic Development under delegated authority since the last meeting had been circulated and could be inspected at the Civic Offices.

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/1294/08
SITE ADDRESS:	The Limes Medical Centre The Plain Epping Essex CM16 6TL
PARISH:	Epping
WARD:	Epping Lindsey and Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Erection of externally illuminated fascia and panel sign to pharmacy.
DECISION:	Granted Permission (With Conditions)

CONDITIONS

- 1 The maximum luminance of the signs granted consent by this Notice shall not exceed 500 candelas per square metre.

Report Item No: 2

APPLICATION No:	EPF/1429/08
SITE ADDRESS:	Land to rear of 5 Gould Cottages Market Place Lambourne Romford Essex RM4 1UA
PARISH:	Lambourne
WARD:	Lambourne
DESCRIPTION OF PROPOSAL:	Alteration to existing building including fenestration, internal layout and rooflight, and change of use of stable to 1 residential unit.
DECISION:	Granted 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 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 the commencement of the development details of the proposed surface materials for the driveway and parking area 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.
- 5 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 6 The parking area shown on the approved plan 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.

- 7 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.

- 8 All rooflights shown in the approved plans shall be of a Conservation Area type, the number and positioning of which shall be approved in writing by the Local Planning Authority prior to commencement of the works hereby approved.
- 9 Where existing openings are to be blocked, the new brick work shall be recessed by 100mm from the external face of the wall.
- 10 The development hereby approved shall not be commenced until the barn rear of 5 Goulds Cottages has been demolished.

Report Item No: 3

APPLICATION No:	EPF/0623/08
SITE ADDRESS:	Booker Cash And Carry Merlin Way North Weald Bassett Epping Essex CM16 6HR
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Change of use of existing parking area to open storage and distribution use with ancillary portacabin.
DECISION:	Granted 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 All access to the site in connection with the use hereby approved shall be from the Merlin Way entrance as indicated in the application.
- 3 The level of noise emitted from the site shall not exceed [5dB(A) above the prevailing background noise level at any time. The measurement position and assessment shall be made according to BS4142:1997.
- 4 There shall be no HGV movements into or out of the site on Saturdays and Sundays and public and bank holidays.
- 5 The site, or any part of it, shall not be used for the primary purpose of parking or storing motor vehicles.
- 6 The portacabin hereby approved shall not be used as living accommodation and shall only be used as an office in connection with the use of the site.

Report Item No: 4

APPLICATION No:	EPF/1364/08
SITE ADDRESS:	Highway adjacent to St Marys Church Church Lane Stapleford Abbots Romford Essex RM4 1ES
PARISH:	Stapleford Abbots
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Retention of a gate/barrier.
RECOMMENDED DECISION:	Granted Permission (With Conditions)

CONDITIONS

- 1 The gate hereby approved shall be open at all times between 7am and 6pm seven days a week.

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