

# **EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Planning Subcommittee West   **Date:** 10 December 2008

**Place:** Council Chamber, Civic Offices, High Street, Epping   **Time:** 7.35 - 9.10 pm

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

**Other Councillors:**

**Apologies:** Mrs J Lea, W Pryor and Mrs E Webster

**Officers Present:** J Shingler (Senior Planning Officer), R Perrin (Democratic Services Assistant) and M Jenkins (Democratic Services Assistant)

## **1. 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.

## **2. 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.

## **3. MINUTES**

### **RESOLVED:**

That the minutes of the meeting of the Sub-Committee held on 29 October 2008 be taken as read and signed by the Chairman as a correct record.

## **4. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillor Mrs P Brooks and Councillor Ms S Stavrou declared a personal interest in agenda item 7 (3) (EPF/2036/08 Clayton Hill Country Park, Old Nazeing Road, Nazeing) by virtue of being members of the Lea Valley Regional Park Association. The Councillors declared that their interest were prejudicial and indicated that they would leave the meeting during the consideration and voting.

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs P Brooks, Councillor Mrs R Gadsby and Councillor Ms S Stavrou declared a personal interest in

agenda item 7 (5) (EPF/1828/08 32 Edward Court, Waltham Abbey) by virtue of being members of Waltham Abbey Town Council Planning Committee. The Councillors declared that their interest was not prejudicial and indicated that they would remain in the meeting during the consideration and voting on the item.

(c) Pursuant to the Council's Code of Member Conduct, Councillor R Bassett declared a personal interest in agenda item 7 (2) (EPF/1955/08 Land at Birchwood Industrial Estate, Hoe Lane, Nazeing, Waltham Abbey) by virtue of living near the site. The Councillor declared that his interest was not prejudicial and indicated that he 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 A Cooper declared a personal interest in agenda item 7 (2) (EPF/1955/08 Land at Birchwood Industrial Estate, Hoe Lane, Nazeing, Waltham Abbey) by being a member of Nazeing Town Council. The Councillor declared that her interest was 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 Ms A Cooper declared a personal interest in agenda item 7 (3) (EPF/2036/08 Clayton Hill Country Park, Old Nazeing Road, Nazeing) by virtue of being a member of the Town Council. The Councillor declared that her interest was 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 M Sartin declared a personal interest in agenda item 7 (4) (EPF/1994/08 Fesden Bungalow, Harlow Road, Roydon) by virtue of bringing it before the committee. The Councillor declared that her interest was 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, Councillor J Wyatt declared a personal interest in agenda item 7 (3) (EPF/2036/08 Clayton Hill Country Park, Old Nazeing Road, Nazeing) by virtue of being a substitute member of the Lea Valley Regional Park Association. The Councillor declared that his interest was not prejudicial and indicated that he would remain in the meeting during the consideration and voting on the item.

## **5. ANY OTHER BUSINESS**

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

## **6. 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.

### Note:

(Recorded in accordance with Council procedure Rule 15.5 'Right to Require Individual Vote to be Recorded' and 24 'Application to the Executive, Committees and Sub-Committee, that Councillor Mrs A Cooper voted against application EPF/1955/08 Land at Birchwood Industrial Estate, Hoe Lane, Nazeing, Waltham Abbey).

**7. PROBITY IN PLANNING – APPEAL DECISIONS, APRIL 2008 TO SEPTEMBER 2008**

The Senior Planning Officer presented a report regarding the planning appeal decisions for the period April to September 2008. The Sub-Committee were informed that during the six-month period in question, the Council had received 78 decisions on appeal, of which 75 were planning and related appeals and 3 were enforcement appeals. Of these appeals, 24 of the planning appeals were upheld (32%) and 2 of the 3 enforcement appeals were allowed, to give a combined total of 33.33% of the Council's decisions overturned.

In the previous year, 2007/08, a total of 132 decisions were received – 120 planning appeals and 12 enforcement appeals. Of the 120 planning appeals 36 were allowed but none of the enforcement appeals - a total of 27.3% of the Council's decisions being overturned.

The Principal Planning Officer reported that the proportion of appeals that arose from decisions of the committees to refuse contrary to the recommendation of officers during the 6 month period was 24% and of the 18 decisions that this percentage represented the Council was successful in sustaining its objection in 7 occasions of them.

**RESOLVED:**

That, as part of the probity in planning, the appeal decisions for the period April to September 2008 be noted.

**8. 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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# Minute Item 6

## Report Item No: 1

<b>APPLICATION No:</b>	EPF/1737/08
<b>SITE ADDRESS:</b>	Nazeing Golf Club Middle Street Nazeing Essex EN9 2LW
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Broadley Common, Epping Upland and Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Alterations and change of existing club house to a single dwelling and erection of garage, use of part of existing golf course as parkland with the remainder reverting to agricultural use.
<b>DECISION:</b>	Application withdrawn by applicant

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1955/08
<b>SITE ADDRESS:</b>	Land at Birchwood Industrial Estate Hoe Lane Nazeing Waltham Abbey Essex EN9 2RW
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use, for a temporary 3 year period, from B2 chipping and composting to a mixed use of B2 chipping and composting and B8 storage in association with lawful B2 use, including retention of weighbridge and installation of portacabin and water tank.
<b>DECISION:</b>	Grant Permission (With Conditions)

The Committee's attention was drawn to an additional letter of objection received from 'Tayness', Hoe Lane

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three months beginning with the date of this notice unless otherwise agreed in writing by the Local Planning Authority.
- 2 This consent shall inure for a limited period expiring 3 years from the date the development commences after which there shall be no more than 5000 tonnes or 18,000 cubic metres of unprocessed wood on the site, whichever is the lesser. For the purposes of this condition the date the development commences shall be construed as described in condition 6 of this planning permission.
- 3 The development hereby approved shall not commence until a scheme for controlling dust generated by the use, and for air quality monitoring, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the means of dust suppression to be used on machinery on site, site roads, chipped wood and unprocessed wood and air quality monitoring. The approved means of dust suppression and air quality monitoring shall be installed prior to the commencement of the use. Thereafter the development shall be carried out in accordance with the approved scheme for controlling dust and air quality monitoring unless otherwise agreed in writing by the Local Planning Authority.
- 4 No work in connection with the use hereby permitted shall be undertaken on the site on Saturdays, Sundays, Bank or Public Holidays or at any other time except between the hours of 0700 and 1700 on Mondays to Fridays.

- 5 Notwithstanding the requirements of condition 4 of this planning permission, no Heavy Goods Vehicles shall enter or leave the site on Saturdays, Sundays, Bank or Public Holidays or at any other time except between the hours 0730 and 1700 Mondays to Fridays. For the purposes of this condition Heavy Goods Vehicle means a vehicle over 3,500 kg gross weight.
- 6 There shall be a net reduction in wood on the site of at least 3000 tonnes every 4 calendar months throughout the life of this planning permission until there is no more than 5000 tonnes or 18,000 cubic metres of unprocessed wood on site, whichever is the lesser.

Within 7 days of the commencement of the development written confirmation of the date the development commenced shall be submitted to the Local Planning Authority. Thereafter documentary evidence of the total amount of wood imported to and exported from the site shall be submitted to the Local Planning Authority every 4 calendar months after the date the development is commenced. If the net reduction over any 4 month period is less than 3000 tonnes no further wood shall be imported to the site until the Local Planning Authority gives written notice that it has received documentary evidence demonstrating a net reduction in wood on site has been achieved amounting to at least 3000 tonnes plus an additional amount in proportion to the additional time that has passed before the required evidence is submitted.

Once the amount of unprocessed wood on site is 5000 tonnes or less, thereafter the amount of unprocessed material on site shall not exceed 5000 tonnes or 18,000 cubic metres, whichever is the lesser.

For the purposes of this condition the date the development commenced means the first day after the date of this planning permission when either wood is brought onto the site or wood is chipped on the site.

- 7 There shall be no burning of material at the site at any time.
- 8 Within 2 months of the wood on site being reduced to 5000 tonnes, details of a programme of remedial tree works to remove dead trees, treat trees for compaction and plant replacement trees shall be submitted to and agreed in writing by the Local Planning Authority. The works shall then be completed in accordance with the agreed programme.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/2036/08
<b>SITE ADDRESS:</b>	Clayton Hill Country Park Old Nazeing Road Nazeing Essex EN9
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Access and habitat improvement including viewing jetty, fencing, new seating and 2 no. pathways.
<b>DECISION:</b>	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 development shall match those stated in the application forms and approved plans.



**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/1994/08
<b>SITE ADDRESS:</b>	Fesden Bungalow Harlow Road Roydon Harlow Essex CM19 5HE
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Roydon
<b>DESCRIPTION OF PROPOSAL:</b>	Demolish existing detached single storey garage and erection of double garage with single storey extension behind, alterations/extensions to roof. Additional vehicle crossover and new brick front boundary wall with piers and half railings.
<b>DECISION:</b>	Grant Permission (with conditions)

The Committee were persuaded to Grant Permission as they took the view that there were very special circumstances sufficient to outweigh the harm to the Green Belt.

**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: 5**

<b>APPLICATION No:</b>	EPF/1828/08
<b>SITE ADDRESS:</b>	32 Edward Court Waltham Abbey Essex EN9 3HZ
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey Paternoster
<b>DESCRIPTION OF PROPOSAL:</b>	Retention of flank bathroom windows and raising of ridge line on the two semi-detached houses as an amendment to EPF/2673/07.
<b>DECISION:</b>	Grant Permission (With Conditions)

**CONDITIONS**

- 1 Prior to first occupation of the building hereby approved the proposed window openings in first floor flank elevation windows shall be fitted with obscured glass and have fixed frames to a height of 2.7 metres above the floor of the room in which the window is installed, and shall be permanently retained in that condition.
- 2 The gradient of any access ways to the site shall not exceed 1/10.
- 3 Within 3 months of the date of this approval, details of the proposed finished ground levels within the front gardens of the properties, together with details of any retaining walls and of surfacing materials shall be submitted to and agreed in writing by the Local Planning Authority. The dwellings shall not be occupied until the works have been completed in accordance with the approved plans.
- 4 No gates shall be erected across any vehicular access to the site without prior written consent of the Local Planning Authority.
- 5 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 A shall be undertaken without the prior written permission of the Local Planning Authority.