

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee West **Date:** 18 March 2009

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 9.05 pm

Members Present: Mrs P Brooks (Chairman), R Bassett, Mrs J Lea, W Pryor, Mrs M Sartin, Mrs P Smith (Vice-Chairman), Ms S Stavrou, A Watts and Mrs E Webster

Other Councillors:

Apologies: J Wyatt, J Collier and Mrs R Gadsby

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

30. 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.

31. 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.

32. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 25 February 2009 be taken as read and signed by the Chairman as a correct record.

33. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor Mrs M Sartin declared personal interest in the following item of the agenda by virtue of being a close neighbour of the Applicant. The Councillor declared that her interests were prejudicial and indicated that she would leave the meeting during the consideration and voting on the item.

- EFP/0149/09 – 198-202 High Street, Roydon

(b) Pursuant to the Council's Code of Member Conduct, Councillors Mrs E Webster, B Pryor and Mrs P Brookes declared personal interest in the following items

of the agenda by virtue of being members of the Town Council. 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 items.

- EPF/1637/08- Youth Hostels Association, Wellington Hill, Waltham Abbey

(c) Pursuant to the Council's Code of Member Conduct, Councillor Ms S Stavrou declared personal interest in the following items of the agenda by virtue of being a member of the Town Council, a Ward Councillor and that the Applicant had contacted her directly. The Councillor declared that her interests were prejudicial and indicated that she would leave the meeting during the consideration and voting on the item.

- EPF/1637/08 – Youth Hostels Association, Wellington Hill, Waltham Abbey

(d) Pursuant to the Council's Code of Member Conduct, Councillors Mrs E Webster, Ms S Stavrou and Mrs P Brookes declared personal interest in the following items of the agenda by virtue of being members of the Town Council. 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 items.

- EPF/2044/08 – Powder Mill, Powder Mill Way, Waltham Abbey

(e) Pursuant to the Council's Code of Member Conduct, Councillor B Pryor declared personal interest in the following items of the agenda by virtue of being on the outside body of Waltham Abbey Royal Gunpowder Mills Ltd. The Councillor declared that his interests were prejudicial and indicated that he would leave the meeting during the consideration and voting on the item.

- EPF/2044/08 – Powder Mill, Powder Mill Way, Waltham Abbey

34. ANY OTHER BUSINESS

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

35. DEVELOPMENT CONTROL

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

RESOLVED:

That, Planning applications numbered 1 – 4 be determined as set out in the annex to these minutes.

36. 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/2413/08
SITE ADDRESS:	Home Farm Little Copped Hall Copped Hall Estate High Road Epping Essex CM16 5HS
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	Conversion of former stable block into a single, three bedroom, dwelling with garage. (Resubmitted application)
DECISION:	Grant Permission (Subject to S106)

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 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, Classes A, B, C, D and E shall be undertaken without the prior written permission of the Local 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 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the garage hereby approved shall be retained so that it is capable of allowing the parking of cars together with any ancillary storage in connection with the residential use of the site, and shall at no time be converted into a room or used for any other purpose.
- 5 No development 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.

And subject to the applicant entering into a legal agreement under Section 106 of the Town and Country Planning Act, within 12 months of this decision, to secure the removal of the

half of the adjacent agricultural building closest to the site, and removal of all resultant materials from the land, prior to the first occupation of converted stable building for residential purposes.

Additional late objection from The Copped Hall Trust was reported to Committee.

Report Item No: 2

APPLICATION No:	EPF/0149/09
SITE ADDRESS:	198 - 202 High Street Roydon Essex CM19 5EQ
PARISH:	Roydon
WARD:	Roydon
DESCRIPTION OF PROPOSAL:	Replacement two storey dwelling. (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.
- 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 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
- 4 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, B and E shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 08.00 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 6 Prior to commencement of development, details of levels shall be submitted to and approved by the Local Planning Authority showing the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.

Report Item No: 3

APPLICATION No:	EPF/1637/08
SITE ADDRESS:	Youth Hostels Association Wellington Hill Waltham Abbey Essex IG10 4AG
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach
DESCRIPTION OF PROPOSAL:	Demolition of existing youth hostel and erection of new building for use as a wellness retreat, with associated landscaping. (Revised Application)
DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 New development should be located in places that encourage walking, cycling and the use of public transport. In rural areas, for developments which have transport implications, preference will be given to locations with access to regular public transport services. The proposed development is not located close to public transport services and relies heavily on vehicle movements to and from the site. Therefore the development is contrary to policy ST1 of the Adopted Local Plan and Alterations.
- 2 The proposed development would, by reason of inadequate on-site car parking provision, be likely to result in unacceptable overspill onto the adjoining roads detrimental to highway safety and residential amenity and contrary to policy ST4 and ST6 of the Adopted Local Plan and Alterations.
- 3 Insufficient evidence has been submitted to demonstrate that this building is not needed for any community facility and therefore the proposal is contrary to policy CF12A of the Adopted Local Plan and Alterations.
- 4 The site is within the Metropolitan Green Belt and is inappropriate development, by definition, harmful to the Green Belt. There are no very special circumstances sufficient to outweigh the harm and the proposal is therefore contrary to Government advice and policy GB2A of the Adopted Local Plan and Alterations.

Report Item No: 4

APPLICATION No:	EPF/2044/08
SITE ADDRESS:	Powder Mill Powder Mill Way Waltham Abbey Essex EN9 1BN
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Proposed construction of Wind Turbine.
DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 The proposed wind turbine due to its height, modern appearance and siting would appear out of character and unsympathetic to the surrounding Royal Gunpowder Mills Conservation Area and would be detrimental to the setting of the nearby Grade II Listed Building contrary to policies HC6, HC7, HC12 and CP10 of the Adopted Local Plan and Alterations.

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