

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee West **Date:** 8 July 2009

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 8.16 pm

Members Present: J Wyatt (Chairman), Mrs P Brooks (Vice-Chairman), R Bassett, A Clark, J Collier, Mrs R Gadsby, Mrs J Lea, W Pryor and Mrs E Webster

Other Councillors:

Apologies: Mrs M Sartin, Mrs P Smith, Ms S Stavrou and A Watts

Officers Present: J Shingler (Senior Planning Officer), A Hendry (Democratic Services Officer) and G J Woodhall (Democratic Services Officer)

9. 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.

10. 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.

11. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 17 June 2009 be taken as read and signed by the Chairman as a correct record subject to noting that Councillor A Clark was present at that meeting.

12. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors B Pryor, Mrs P Brooks, Mrs R Gadsby, A Clark and J Collier declared personal interest in agenda items 7 (2&3) (EPF/0583/09 and EPF/0625/09, Netherhouse Farm, Sewardstone Road, Waltham Abbey) and 7(4) (EPF/0717/09 – 6, 8 and 8a Sun Street, Waltham Abbey) by virtue of being members of the Waltham Abbey Town Council Planning Committee. The Councillor declared that their interests were not prejudicial and indicated that they would remain in the meeting during the consideration and voting on the items.

13. ANY OTHER BUSINESS

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

14. 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.

15. 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/0909/09
SITE ADDRESS:	65 High Street Roydon Essex CM19 5EE
PARISH:	Roydon
WARD:	Roydon
DESCRIPTION OF PROPOSAL:	Installation of Automated Teller Machine.
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: 2

APPLICATION No:	EPF/0583/09
SITE ADDRESS:	Netherhouse Farm Sewardstone Road Waltham Abbey Essex E4 7RJ
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach
DESCRIPTION OF PROPOSAL:	Demolition of ancillary farm buildings and construction of 41 residential units with parking and associated landscaping. Restoration of listed barn to provide 160sqm (G.E.A) shop/community use. (Revised application)
DECISION:	Refuse Permission

REASONS FOR REFUSAL

- 1 The proposal represents inappropriate development within the Metropolitan Green Belt, which by definition is harmful to the openness and the objectives of including land within it. Furthermore the very special circumstances proposed are not considered sufficient to outweigh this harm. As such the development is contrary to Government guidance in PPG2 and policy GB2A of the adopted Local Plan and Alterations.
- 2 The proposed development involves the intensification of the use of the site and the existing access onto Sewardstone Road, which is a Radial Feeder road, the principle function of which is to carry traffic freely between major centres. This development is therefore contrary to policy ST4 of the adopted Local Plan and Alterations.
- 3 The proposed development is in an unsustainable location not well served by public transport or local services. As such the development would result in an increase in vehicle commuting contrary to policies CP1, CP3, CP6 and ST1 of the adopted Local Plan and Alterations.

Report Item No: 3

APPLICATION No:	EPF/0625/09
SITE ADDRESS:	Netherhouse Farm Sewardstone Road Waltham Abbey Essex E4 7RJ
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach
DESCRIPTION OF PROPOSAL:	Grade II curtilage listed building application for the demolition of buildings and structures and the restoration of listed barn and conversion to shop/community use. (Revised application)
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.
- 2 Samples of the types and details of colours of all the external finishes shall be submitted for approval by the Local Planning Authority prior to the commencement of the development, and the development shall be implemented in accordance with such approved detail.
- 3 Additional drawings that show details of proposed new windows, doors, rooflights, eaves, verges, fascias, cills, structural openings and junctions with the existing building, by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the LPA in writing prior to the commencement of any works.
- 4 Prior to commencement a full methodology relating to the demolition of the buildings and reuse of historic fabric shall be submitted to and agreed in writing by the Local Planning Authority. The works shall then be carried out in accordance with the agreed methodology.

Report Item No: 4

APPLICATION No:	EPF/0717/09
SITE ADDRESS:	6 & 8 & 8A Sun Street Waltham Abbey Essex EN9 1EE
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Proposed redevelopment of 6, 8-8a Sun Street, Waltham Abbey to accommodate 7 x 1 bedroom apartments, 2 x 2 bedroom apartments and two new retail units to rear, and retention of two retail units to the front.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of one year 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 The development shall be carried out in accordance with the amended plans received on 03/06/09 unless otherwise agreed in writing with the Local Planning Authority.
- 4 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.
- 5 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..
- 6 The existing shopfronts 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.
- 7 Prior to commencement of development detailed drawings of the new windows and doors 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.

- 8 Prior to commencement of development detailed drawings of the proposed shopfronts in Darby Drive shall be submitted to and agreed in writing by the Local Planning Authority, the shopfronts shall be traditionally designed and detailed in painted timber. The works shall then be completed in accordance with the agreed details.
- 9 No development hereby approved shall take place until measures to help meet the Council's requirements for bus stop improvements in the locality have been secured.
- 10 Prior to commencement of development, a schedule and timetable of works leading to a final completion date shall be submitted to and agreed in writing by the Local Planning Authority. The works shall then be completed in accordance with the agreed timetable, unless otherwise agreed in writing by the Local Planning Authority.

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