

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee West **Date:** 30 September 2009

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 9.10 pm

Members Present: Mrs P Brooks (Vice-Chairman, in the Chair), R Bassett, A Clark, J Collier, Mrs A Cooper, Mrs R Gadsby, Mrs M Sartin, Mrs P Smith, Ms S Stavrou (Vice-Chairman) and A Watts

Other Councillors:

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

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

33. 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.

34. 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.

35. APPOINTMENT OF VICE CHAIRMAN

With the agreements of the Sub-Committee, Councillor Ms S Stavrou was appointed Vice-Chairman for the duration of the meeting.

36. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 9 September 2009 be taken as read and signed by the Chairman as a correct record.

37. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors Mrs A Cooper and R Bassett declared personal interests in agenda items 7 (1) (EPF/0364/09 Land to the rear of 114 Old Nazeing Road, Nazeing) and 7(2)

(EPF/1382/09 – The Printworks, Nazeing Road, Nazeing) by virtue of being a member of the Nazeing Parish 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.

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs R Gadsby declared a personal interest in agenda items 7 (4) (EPF/1506/09 The Lodge, Gunpowder Mill, Powdermill Lane, Waltham Abbey) by virtue of being the ward councillor. 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.

(c) Pursuant to the Council's Code of Member Conduct, Councillor Mrs P Brooks declared a personal interest in agenda items 7 (4) (EPF/1506/09 The Lodge, Gunpowder Mill, Powdermill Lane, Waltham Abbey) by virtue of being a member of the Waltham Abbey Town Council 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, Councillors Mrs M Sartin and Ms S Stavrou declared a personal interest in agenda items 7 (2) (EPF/1382/09 Nazeing Road, Nazeing) by virtue of being members of the Lea Valley Regional Park Authority. 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.

38. ANY OTHER BUSINESS

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

39. 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.

40. 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/0364/09
SITE ADDRESS:	Land to rear of 114 Old Nazeing Road Nazeing Essex EN10 6QY
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Erection of a four bedroom detached house with associated parking to the rear of No. 114 Old Nazeing Road.
DECISION:	Refuse Permission

REASONS FOR REFUSAL

- 1 The proposed development, due to the overall size and bulk, would be out of character with the general built form of the surrounding area and detrimental to the appearance of the street scene, contrary to policies CP2, CP3, DBE1 and DBE3 of the adopted Local Plan and Alterations.
- 2 The proposed development, due to its size and proximity to preserved trees, would result in the detrimental impact to the health and wellbeing of important preserved trees, contrary to policy LL10 of the adopted Local Plan and Alterations.
- 3 The proposed development, due to its bulk and proximity to neighbouring properties, would be detrimental to the visual amenities of neighbouring residents, contrary to policy DBE2 and DBE9 of the adopted Local Plan and Alterations.
- 4 The proposed amenity space serving the new dwelling would be inadequate due to the presence of preserved trees on, and adjacent to, the site. This would therefore be detrimental to the amenities of future occupiers and contrary to policy DBE8 of the adopted Local Plan and Alterations.

Report Item No: 2

APPLICATION No:	EPF/1382/09
SITE ADDRESS:	The Printworks Nursery Road Nazeing Waltham Abbey Essex EN9 2JE
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Retrospective application for 2.4m high security fencing around the perimeter including hard and soft landscaping scheme with marked parking spaces.
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 Within 3 months of the date of this approval 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.

- 2 The security fencing hereby approved shall be painted in a dark green colour within 3 months of the date of the decision and retained as such thereafter. The colour shall be submitted for approval by the Local Planning Authority prior to commencement.

Report Item No: 3

APPLICATION No:	EPF/1095/09
SITE ADDRESS:	Roydon Mill Leisure Park High Street Roydon Harlow Essex CM19 5EJ
PARISH:	Roydon
WARD:	Roydon
APPLICANT:	Roydon Mill Lodges LLP
DESCRIPTION OF PROPOSAL:	Variation of condition 5 (seasonal use) of EPF/2230/07 (Introduction of new bases where 82 static caravans are to be replaced with 53 Log Cabins - single unit caravans, reconfiguration of area set aside for touring caravans, erection of replacement clubhouse and revocation of use of eastern field for camping) to enable holiday occupation of the caravans at any time of the year.
RECOMMENDED 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 No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The Arboricultural Method Statement shall include a tree protection plan to show the areas designated for the protection of trees, shrubs and hedges, hereafter referred to as Protection Zones. Unless otherwise agreed, the Protection Zones will be fenced, in accordance with the British Standard Trees in Relation to Construction-Recommendations (BS.5837:2005) and no access will be permitted for any development operation.

The Arboricultural Method Statement shall include all other relevant details, such as changes of level, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences. It shall also include the control of potentially harmful operations, such as burning, the

storage, handling and mixing of materials, and the movement of people or machinery across the site, where these are within 10m of any designated Protection Zone.

The fencing, or other protection which is part of the approved Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works have been completed and all equipment, machinery and surplus materials removed from the site.

The Arboricultural Method Statement shall indicate the specification and timetable of any tree works, which shall be in accordance with the British Standard Recommendations for Tree Works (BS.3998: 1989).

The Arboricultural Method Statement shall include a scheme for the inspection and supervision of the tree protection measures. The scheme shall be appropriate to the scale and duration of the works and may include details of personnel induction and awareness of arboricultural matters; identification of individual responsibilities and key personnel; a statement of delegated powers; frequency, dates and times of inspections and reporting, and procedures for dealing with variations and incidents. The scheme of inspection and supervision shall be administered by a suitable person, approved by the Local Planning Authority but instructed by the applicant.

- 3 No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

If any tree shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub, or hedge shall be planted at the same place, and that tree, shrub, or hedge shall be of such size, specification, and species, and should be planted at such time as may be specified in writing by the Local Planning Authority.

If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 4 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) have been submitted to an approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle artefacts and structures, including signs and lighting and functional services above and below ground. Details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers / densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another

tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 5 i) The bases hereby approved shall be used only for the stationing of caravans and for no other purpose.

ii) Caravans stationed within the site shall be occupied for holiday purposes only and shall not be occupied as a person's main or sole place of residence. (For the avoidance of doubt, on the specific days of occupation the occupants shall be on holiday and not engaged in any paid work, or school or further/higher education attendance.)

iii) The owners/operators of the site shall maintain an up to date register of the names of all occupants of the individual caravans on the site and of their main home addresses, together with proof of home address in the form of a copy of a driving license, utility bill or council tax bill or other proof as agreed in writing by the Local Planning Authority. This information shall be kept available for inspection by the Local Planning Authority at all reasonable times and shall be forwarded, by the owners/operators of the site to the Local Planning Authority annually on or before the 31st January each year.
- 6 There shall be no camping of any kind carried out within the field hatched blue on the approved plan.
- 7 Prior to commencement of development a detailed scheme for the landscaping and management of the area hatched blue on the approved plan to create a wildlife precinct including a wetland feature, shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then be implemented in accordance with the approved timetable and maintained in accordance with the agreed details.
- 8 Details of the types and colours of the external finishes of the proposed clubhouse 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.
- 9 Details of foul and surface water disposal shall be submitted to and approved by the Local Planning Authority before any work commences and the development shall be implemented in accordance with such agreed details.
- 10 Prior to commencement of development details of any external lighting required in connection with the development shall be submitted to and agreed in writing by the Local Planning Authority. Only the agreed lighting shall be installed unless the Local Planning Authority gives its written consent to its variation.
- 11 Prior to commencement of development, including demolition or site clearance works, a phased contaminated land investigation shall be undertaken to assess the presence of contaminants at the site in accordance with an agreed protocol as below. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance works adopted.

Prior to carrying out a phase 1 preliminary investigation, a protocol for the investigation shall be agreed in writing with the Local Planning Authority and the

completed phase 1 investigation shall be submitted to the Local Planning Authority upon completion for approval.

Should a phase 2 main site investigation and risk assessment be necessary, a protocol for this investigation shall be submitted to and approved by the Local Planning Authority before commencing the study and the completed phase 2 investigation with remediation proposals shall be submitted to and approved by the Local Planning Authority prior to any remediation works being carried out.

Following remediation, a completion report and any necessary maintenance programme shall be submitted to the Local Planning Authority for approval prior to first occupation of the completed development.

- 12 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 07.30 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.
- 13 No static caravans shall be sited anywhere within the application site except on the bases hereby approved, unless otherwise agreed in writing by the Local Planning Authority.
- 14 Notwithstanding the approved plans, the central area adjacent to the residential caravan site shown to be for touring vans shall not be used for that purpose, but shall be retained as a landscaped amenity area.

Report Item No: 4

APPLICATION No:	EPF/1506/09
SITE ADDRESS:	The Lodge Gunpowder Mill Powdermill Lane Waltham Abbey Essex EN9 1BN
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Proposed security gates and entrance signage to secure car parking area on the boundary of Gunpowder Mill.
DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 The gate, due to its position, height and stark functional design is over prominent in the streetscene and harmful to the character and amenity of the Conservation Area, contrary to policies HC7 and DBE1 of the Epping Forest District Local Plan and Alterations.

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