

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee West **Date:** 21 October 2009

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 7.50 pm

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

Other Councillors:

Apologies: R Bassett, J Collier, Mrs A Cooper, W Pryor, Mrs M Sartin, Ms S Stavrou and A Watts

Officers Present: J Cordell (Senior Planning Officer), M Jenkins (Democratic Services Assistant) and D Clifton (Principal Housing Officer [IT])

41. 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.

42. 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.

43. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 30 September 2009 be taken as read and signed by the Chairman as a correct record.

44. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor Mrs P Brooks declared a personal interest in the following agenda item by virtue of being a member of Waltham Abbey Town Council Planning 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 thereof:

- EPF/1364/09 Netherhouse Farm, Sewardstone Road, Waltham Abbey E4 7RJ

45. ANY OTHER BUSINESS

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

46. DEVELOPMENT CONTROL

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

RESOLVED:

That, Planning applications numbered 1 – 2 be determined as set out in the annex to these minutes.

47. 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/1612/09
SITE ADDRESS:	Lincroft Grange Lane Roydon Harlow Essex CM19 5HG
PARISH:	Roydon
WARD:	Roydon
DESCRIPTION OF PROPOSAL:	Single and two storey rear extensions.
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 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

Report Item No: 2

APPLICATION No:	EPF/1364/09
SITE ADDRESS:	Netherhouse Farm Sewardstone Road Waltham Abbey Essex E4 7RJ
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach
DESCRIPTION OF PROPOSAL:	Change of use of existing farm building into a proposed training centre.
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 The premises shall be used solely for a training centre and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town & Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order.
- 3 No more than 30 students/learners shall be training on site at any time.
- 4 The change of use hereby approved is limited to that indicated on plan titled Existing Building Footprint Hard and Soft Landscaping date stamped 06/08/09. The Indoor training area, open storage, open plan office and hard standing training shall be limited to the areas indicated within this plan and shall not be undertaken elsewhere within the site.
- 5 The training centre hereby permitted shall not be open to students outside the hours of 08:00 to 18:00 on Monday to Friday, 08:00 to 16:00 on Saturday and not at all on Sundays or public holidays.
- 6 The outdoor area of the application site shall not be used for training purposes outside the hours of 08:00 to 18:00 on Monday to Friday, 10:00 to 16:00 on Saturday and not at all on Sundays or public holidays.
- 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 The area within the sight splays on site shall be retained to give a clear and continuous view of traffic and shall not contain obstructions above 600mm in height.
- 9 Prior to occupation of the site a detailed layout of the parking area shall be submitted to and approved in writing by the Local Planning Authority, and shall be provided and retained free of obstruction for the parking of staff, student and visitors vehicles. No vehicles shall be parked outside of the approved parking area.
- 10 Replacement gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 11 No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.
- 12 Any structures erected in the external areas for the purposes of training shall be retained for no more than 5 consecutive days before being demolished.

Reason: In the interest of visual amenity and preservation of the Green Belt.

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