

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee West **Date:** 27 January 2010

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 9.15 pm

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

Other Councillors:

Apologies: Mrs J Lea

Officers Present: J Godden (Planning Officer), M Jenkins (Democratic Services Assistant) and G J Woodhall (Democratic Services Officer)

64. 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.

65. 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.

66. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 2 December 2009 be taken as read and signed by the Chairman as a correct record subject to the following amendments:

That under Item 58 (d) "Declarations of Interest," Councillor A Clark had been wrongly recorded as being a ward member for application EPF/1710/09 Nyumba Nzuri, Sewardstone Road, London E4 7SD. He was not in fact the ward member but had declared at the meeting that the applicant concerned resided in his ward.

Following comments by Councillor Mrs A Cooper, the Chairman explained that the previous decision of the Sub-Committee in respect of Planning Application EPF/1414/09 Hosanna Lodge, Roydon, had been granted subject to conditions and

subject to agreement of the Lea Valley Park Authority (LVRPA). Councillor Mrs A Cooper contended that the proviso regarding LVRPA approval was incorrect procedurally and should not appear in the minutes. The Chairman indicated that, following comments by other members, the Sub-Committee was content with the accuracy of the minutes as they reflected the decision and the correct procedure. Recorded in accordance with Council Procedure Rule 15.5 (as applied to this Sub-Committee by Council Procedure Rule 24) that Councillor Mrs A Cooper did not support the confirmation of Minute 61 of the meeting of the Sub-Committee held on 2 December 2009.

67. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor A Clark declared a personal interest in the following item of the agenda by virtue of the applicant being in his ward as a Town Councillor. The Councillor had determined that his interest was not prejudicial and he would stay in the meeting for the consideration of the application and voting thereon:

- EPF/1946/09 8 Windsor Wood, Waltham Abbey EN9 1LY

(b) Pursuant to the Council's Code of Member Conduct, Councillor A Watts declared a personal interest in the following item of the agenda by virtue of the applicant being known to him. The Councillor had determined that his interest was not prejudicial and he would stay in the meeting for the consideration of the application and voting thereon:

- EPF/1753/09 The Elms Caravan Site, Lippitts Hill, Waltham Abbey IG10 4AL

(c) Pursuant to the Council's Code of Member Conduct, Councillor Mrs E Webster declared a personal interest in the following item of the agenda by virtue of the applicant being a member of her family. The Councillor had determined that her interest was prejudicial and stated that she would leave the meeting for the duration of the item and voting thereon:

- EPF/1753/09 The Elms Caravan Site, Lippitts Hill, Waltham Abbey IG10 4AL

(d) Pursuant to the Council's Code of Member Conduct, Councillor Ms S Stavrou declared a personal interest in the following item of the agenda. The Councillor had determined that her interest was prejudicial and stated that she would leave the meeting for the duration of the item and voting thereon:

- EPF/1753/09 The Elms Caravan Site, Lippitts Hill, Waltham Abbey IG10 4AL

(e) Pursuant to the Council's Code of Member Conduct, Councillor Mrs R Gadsby declared a personal interest in the following item of the agenda by virtue of her husband acting as solicitor to the applicant. The Councillor had determined that her interest was prejudicial and stated that she would leave the meeting for the duration of the item and voting thereon:

- EPF/1753/09 The Elms Caravan Site, Lippitts Hill, Waltham Abbey IG10 4AL

(f) Pursuant to the Council's Code of Member Conduct, Councillor Mrs R Gadsby declared a personal interest in the following items of the agenda by virtue of being the ward councillor. The Councillor had determined that her interests were not prejudicial and that she would stay in the meeting for the consideration of the items and voting thereon:

- EPF/1970/09 1 Cartersfield Road, Waltham Abbey EN9;
- EPF/2187/09 Tesco, Sewardstone Road, Waltham Abbey EN9 1JH; and
- EPF/2194/09 49 Deer Park Way, Waltham Abbey EN9 3YN

(g) Pursuant to the Council's Code of Member Conduct, Councillor Mrs M Sartin declared a personal interest in the following item of the agenda by virtue of being the ward councillor. The Councillor had determined that her interest was not prejudicial and that she would stay in the meeting for the consideration of the item and voting thereon:

- EPF/2278/09 Woodbury, Harlow Road, Roydon CM19 5DX

(h) Pursuant to the Council's Code of Member Conduct, Councillor B Pryor declared a personal interest in the following items of the agenda by virtue of being a member of Waltham Abbey Town Council Planning Committee. The Councillor had determined that his interest was not prejudicial and would stay in the meeting for the consideration of the items and voting thereon:

- EPF/1946/09 8 Windsor Wood, Waltham Abbey EN9 1LY;
- EPF/1753/09 The Elms Caravan Site, Lippitts Hill, Waltham Abbey IG10 4AL;
- EPF/1970/09 1 Cartersfield Road, Waltham Abbey EN9;
- EPF/2100/09 4 Lamplighters Close, Waltham Abbey EN9 3AE;
- EPF/2187/09 Tesco, Sewardstone Road, Waltham Abbey EN9 1JH; and
- EPF/2194/09 49 Deer Park Way, Waltham Abbey EN9 3YN

(i) Pursuant to the Council's Code of Member Conduct, Councillor B Pryor declared a personal interest in the following item of the agenda by virtue of knowing the applicant. The Councillor had determined that his interest was not prejudicial and he would stay in the meeting for the consideration of the application and voting thereon:

- EPF/1753/09 The Elms Caravan Site, Lippitts Hill, Waltham Abbey IG10 4AL

(j) Pursuant to the Council's Code of Member Conduct, Councillor B Pryor, declared a personal interest in the following item of the agenda by virtue of living next to the application site concerned. The Councillor had determined that his interest was not prejudicial and he would stay in the meeting for the consideration of the application and voting thereon:

- EPF/2187/09 Tesco, Sewardstone Road, Waltham Abbey EN9 1JH

(k) Pursuant to the Council's Code of Member Conduct, Councillor Mrs P Brooks declared a personal interest in the following item of the agenda by virtue of being a member of Waltham Abbey Town Council Planning Committee. The Councillor had determined that her interest was not prejudicial and that she would stay in the meeting for the consideration of the application and voting thereon:

- EPF/1946/09 8 Windsor Wood, Waltham Abbey EN9 1LY;

- EPF/1753/09 The Elms Caravan Site, Lippitts Hill, Waltham Abbey IG10 4AL;
- EPF/1970/09 1 Cartersfield Road, Waltham Abbey EN9;
- EPF/2100/09 4 Lamplighters Close, Waltham Abbey EN9 3AE;
- EPF/2187/09 Tesco, Sewardstone Road, Waltham Abbey EN9 1JH; and
- EPF/2194/09 49 Deer Park Way, Waltham Abbey EN9 3YN

68. ANY OTHER BUSINESS

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

69. DEVELOPMENT CONTROL

That, Planning applications numbered 1 – 8 be determined as set out in the annex to these minutes.

70. 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/1946/09
SITE ADDRESS:	8 Windsor Wood Waltham Abbey EN9 1LY
PARISH:	Waltham Abbey
WARD:	Waltham Abbey North East
DESCRIPTION OF PROPOSAL:	TPO/EPF/10/90 T1 Birch - Crown lift to 4m T2 Sycamore - Fell
DECISION:	Granted Permission (With Conditions)

CONDITIONS

- 1 The work authorised by this consent shall be carried out under the direct supervision of the Local Planning Authority, who shall receive in writing, 5 working days notice of such works.
- 2 The works hereby authorised shall not be undertaken after a period of three years from the date of this consent has expired.
- 3 All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998 (1989) (or with any similar replacement Standard).

Report Item No: 2

APPLICATION No:	EPF/1753/09
SITE ADDRESS:	The Elms Caravan Site Lippitts Hill Waltham Abbey Essex IG10 4AL
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach
DESCRIPTION OF PROPOSAL:	To extend the licence to 11 months from 2nd February to 2nd January instead of 1st March to 31st October.
DECISION:	Deferred to District Development Control Committee

CONDITIONS

- 1
 - i) Any caravans or mobile homes stationed on the site shall be occupied for holiday purposes only and for no other purpose.
 - ii) Caravans stationed within the site 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.

Report Item No: 3

APPLICATION No:	EPF/1970/09
SITE ADDRESS:	1 Cartersfield Road Waltham Abbey Essex EN9
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Variation of condition 17 on EPF/1305/08 to allow removal of four existing preserved trees and replacement with 8 semi - mature trees.
DECISION:	Granted Permission (Subject to Legal Agreement)

CONDITIONS

- 1 The eight trees proposed on Plans Ref: 1050 and 1051 shall be planted prior to occupation of the foodstore hereby approved. If within a period of five years from the date of the planting or establishment of these trees, any tree or its subsequent replacement 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.

Furthermore, a statement shall be submitted to and agreed in writing by the Local Planning Authority detailing the means by which successful establishment of the new trees 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.

And subject to the applicant entering into a legal agreement within 12 months, to provide an agreed sum towards the provision of 25 additional trees throughout Waltham Abbey, as part of the Epping Forest Tree Donation Scheme.

Report Item No: 4

APPLICATION No:	EPF/2100/09
SITE ADDRESS:	4 Lamplighters Close Waltham Abbey Essex EN9 3AE
PARISH:	Waltham Abbey
WARD:	Waltham Abbey Honey Lane
DESCRIPTION OF PROPOSAL:	Erection of a 1.8m high close boarded fence along flank boundary.
DECISION:	Granted 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 finish of the fence hereby approved shall match that of the existing fence.

Report Item No: 5

APPLICATION No:	EPF/2187/09
SITE ADDRESS:	Tesco Sewardstone Road Waltham Abbey Essex EN9 1JH
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Extension to existing retail store to accommodate new bulk storage area and reconfiguration of internal road layout and parking area.
DECISION:	Granted 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 specified within the submitted planning application.
- 3 The extension hereby approved shall not be used as retail floorspace.
- 4 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.

- 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 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.

Report Item No: 6

APPLICATION No:	EPF/2194/09
SITE ADDRESS:	49 Deer Park Way Waltham Abbey Essex EN9 3YN
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Two storey side extension over and in front of existing garage. (Revised application)
DECISION:	Granted 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: 7

APPLICATION No:	EPF/2230/09
SITE ADDRESS:	Old Ford Water Lane Roydon Harlow Essex CM19 5DR
PARISH:	Roydon
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	Alteration to existing front boundary wall by reducing piers to 2m height, including 1m high infill brick panels with 800mm high, timber, close-boarded fence panels above and hawthorn hedgerow to front. (Revised application)
DECISION:	Granted Permission (With Conditions)

CONDITIONS

- 1 The reduction of the existing wall shall be carried out within 6 months of the date of this decision.
- 2 The landscaping hereby approved shall be implemented within the first planting season following the issue of this consent and shall be maintained thereafter in accordance with the approved drawings unless otherwise agreed in writing by the Local Planning Authority.
- 3 The timber panels shall be erected in a natural stain and maintained thereafter in the same finish.

Report Item No: 8

APPLICATION No:	EPF/2278/09
SITE ADDRESS:	Woodbury Harlow Road Roydon Essex CM19 5DX
PARISH:	Roydon
WARD:	Roydon
DESCRIPTION OF PROPOSAL:	New five bedroomed house with new driveway and new access way onto Harlow Road, and new pitched roof on dormer and alterations to single storey rear protrusion on existing dwelling (Revised application)
DECISION:	Refused Permission

REASONS FOR REFUSAL

- 1 The proposed new dwelling, by reason of its location on the site, in an area of varying ground levels, and its height, bulk and design has an unacceptable impact on the amenities of the street scene and surrounding area contrary to policy DBE 2 and CP2 of the adopted Local Plan and Alterations.
- 2 The site is immediately adjacent to the Metropolitan Green Belt, and has an unacceptable impact on the character and appearance of the Green Belt due to its design, height and bulk, contrary to policy CP7A of the adopted Local Plan and Alterations.