

## **EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Planning Subcommittee West   **Date:** 17 February 2010

**Place:** Council Chamber, Civic Offices, High Street, Epping   **Time:** 7.30 - 8.05 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, Mrs M Sartin, Mrs P Smith, Ms S Stavrou and A Watts

**Other Councillors:** -

**Apologies:** Mrs E Webster

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

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### **71. 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.

### **72. WELCOME & INTRODUCTION**

The Chairman welcomed members of the public to the meeting and outlined the procedures adopted by the Council to enable persons to address the Sub-Committee in relation to an application for planning permission.

### **73. MINUTES**

The Sub-Committee thanked M Jenkins (Democratic Services Assistant) for his briefing note regarding the consultation procedure followed with the Lea Valley Park for the planning application EPF/1414/09 Hosanna Lodge, Sedge Green, Roydon considered by the Committee at its meeting on 2 December 2009.

#### **RESOLVED:**

That the minutes of the meeting of the Sub-Committee held on 27 January 2010 be taken as read and signed by the Chairman as a correct record.

### **74. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillor Ms S A Stavrou declared a personal interest in the following item of the agenda by virtue of being the Ward Member. The Councillor had determined that her interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

EPF/1817/09 Land adj to San Segal & Bury Farm, Waltham Abbey.

(b) Pursuant to the Council's Code of Member Conduct, Councillors Mrs P Brooks, J Collier, Mrs R Gadsby and W Pryor declared a personal interest in the following items of the agenda by virtue of being members of Waltham Abbey Town Council Planning Committee. The Councillors had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

EPF/1817/09 Land adj to San Segal & Bury Farm, Waltham Abbey; and  
EPF/2376/09 35 Denny Avenue, Waltham Abbey.

(c) Pursuant to the Council's Code of Member Conduct, Councillor W Pryor declared a personal interest in the following item of the agenda by virtue of being the Ward Member. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

EPF/2376/09 35 Denny Avenue, Waltham Abbey.

(d) Pursuant to the Council's Code of Member Conduct, Councillor J Wyatt declared a personal interest in the following item of the agenda by virtue of having 'called-in' the application. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

EPF/2376/09 35 Denny Avenue, Waltham Abbey.

**75. ANY OTHER BUSINESS**

It was reported that there was no urgent business for consideration by the Sub-Committee.

**76. DEVELOPMENT CONTROL**

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

**RESOLVED:**

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

**77. DELEGATED DECISIONS**

The Sub-Committee noted that details of planning applications determined by the Director 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**

<b>APPLICATION No:</b>	EPF/1817/09
<b>SITE ADDRESS:</b>	Land adjacent to San Segal and Bury Farm Farm End Waltham Abbey Essex E4 7QS
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey High Beach
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of two storey house and detached garage.
<b>DECISION:</b>	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. Prior to the commencement of development details of screen walls, fences, the proposed bin store, or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of the dwelling hereby approved and maintained in the agreed positions.
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, D and E shall be undertaken without the prior written permission of the Local Planning Authority.
5. 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.

6. 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.
7. 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.

8. 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: 2**

<b>APPLICATION No:</b>	EPF/2376/09
<b>SITE ADDRESS:</b>	35 Denny Avenue Waltham Abbey Essex EN9 1NT
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey South West
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use to house of multi-occupancy.
<b>DECISION:</b>	Refuse Permission

**REASON FOR REFUSAL**

1. The use of the existing dwelling as a house of multi occupancy, by reason of its lack of off street parking facilities has an unacceptable impact on the amenities of the environment of the area, contrary to policies ST6 and the aims of CP1 of the adopted Local Plan and Alterations.