

Committee Agenda



**Webcast
Meeting**



**Epping Forest
District Council**

Area Planning Subcommittee West Wednesday, 2nd March, 2011

Place: Council Chamber, Civic Offices, High Street, Epping

Room: Council Chamber

Time: 7.30 pm

Democratic Services Officer Adrian Hendry - The Office of the Chief Executive
Email: ahendry@eppingforestdc.gov.uk Tel: 01992 564246

Members:

Councillors J Wyatt (Chairman), Mrs R Gadsby (Vice-Chairman), R Bassett, Mrs P Brooks, J Collier, D C Johnson, Ms Y Knight, Mrs J Lea, W Pryor, Mrs M Sartin, Mrs P Smith, Ms S Stavrou, A Watts and Mrs E Webster

A BRIEFING FOR THE CHAIRMAN, VICE-CHAIRMAN AND APPOINTED SPOKESPERSONS WILL BE HELD AT 6.30 P.M. IN COMMITTEE ROOM 1 ON THE DAY OF THE SUB-COMMITTEE.

WEBCASTING NOTICE

Please note: this meeting may be filmed for live or subsequent broadcast via the Council's internet site - at the start of the meeting the Chairman will confirm if all or part of the meeting is being filmed.

You should be aware that the Council is a Data Controller under the Data Protection Act. Data collected during this webcast will be retained in accordance with the Council's published policy and copies made available to those that request it.

Therefore by entering the Chamber and using the lower public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings for web casting and/or training purposes. If members of the public do not wish to have their image captured they should sit in the upper council chamber public gallery area

If you have any queries regarding this, please contact the Senior Democratic Services Officer on 01992 564249.

1. WEBCASTING INTRODUCTION

1. This meeting is to be webcast. Members are reminded of the need to activate their microphones before speaking.

2. The Chairman will read the following announcement:

“I would like to remind everyone present that this meeting will be broadcast live to the Internet and will be capable of repeated viewing and copies of the recording could be made available for those that request it.

If you are seated in the lower public seating area it is likely that the recording cameras will capture your image and this will result in the possibility that your image will become part of the broadcast.

This may infringe your human and data protection rights and if you wish to avoid this you should move to the upper public gallery”

2. ADVICE TO PUBLIC AND SPEAKERS AT COUNCIL PLANNING SUBCOMMITTEES (Pages 7 - 8)

General advice to people attending the meeting is attached.

3. APOLOGIES FOR ABSENCE

4. MINUTES (Pages 9 - 16)

To confirm the minutes of the last meeting of the Sub-Committee held on 9 February 2011 as a correct record (attached).

5. DECLARATIONS OF INTEREST

(Assistant to the Chief Executive) To declare interests in any item on this agenda.

6. ANY OTHER BUSINESS

Section 100B(4)(b) of the Local Government Act 1972, together with paragraphs 6 and 25 of the Council Procedure Rules contained in the Constitution requires that the permission of the Chairman be obtained, after prior notice to the Chief Executive, before urgent business not specified in the agenda (including a supplementary agenda of which the statutory period of notice has been given) may be transacted.

In accordance with Operational Standing Order 6 (non-executive bodies), any item raised by a non-member shall require the support of a member of the Committee concerned and the Chairman of that Committee. Two weeks' notice of non-urgent items is required.

7. DEVELOPMENT CONTROL (Pages 17 - 56)

(Director of Planning and Economic Development) To consider the planning applications set out in the attached schedule

Background Papers

(i) Applications for determination – applications listed on the schedule, letters of representation received regarding the applications which are summarised on the schedule.

(ii) Enforcement of Planning Control – the reports of officers inspecting the properties listed on the schedule in respect of which consideration is to be given to the enforcement of planning control.

8. CONFIRMATION OF TREE PRESERVATION ORDER EPF/119/10 - TOWN MEAD PLAYING FIELDS, WALTHAM ABBEY (Pages 57 - 58)

Recommendation:

That Tree Preservation Order 119/10 is confirmed without modification

Background

1. A planning application (EPF/2105/10) was received (and later withdrawn) for a driving range on part of the Town Mead Playing Fields. A further application (EPF/0046/11) appears later on this Agenda. Both applications showed the removal of a woodland covering approximately 2 acres. This woodland borders Waltham Abbey Waste Disposal and Recycling Centre to the east, the embankment of the M25 to the south, and the sports grounds to the west and north.

2. The woodland is on a raised mound and is planted with, poplar, willow and ash. As a woodland they provide an important screen from the Recycling Centre. The playing fields are well used both for sport and dog walking, and as such these trees provide a key amenity feature within this open recreational area.

The Grounds of Objection

3. One objection has been received from the firm of Architects dealing with the planning application. The reasons for the objection are ;

- (1) That the woodland is scrubby and is not aesthetically pleasing.
- (2) That, during the winter months, it does not offer an effective screen.
- (3) The mound on which the woodland stands is just a spoil heap left over from the construction of the M25 and was not intended to be permanent.
- (4) The whole area is unkempt, is used as a dumping ground and some of the trees are in poor health.
- (5) The current trees have no historical merit or amenity value, a new landscape scheme would have greater benefits than a TPO on trees which have no significance other than as a screen from a refuse site.

The Director of Planning and Economic Development comments as follows:

4. The woodland is approximately 30 years old, and no management of the trees appears to have been undertaken. If a management plan for the woodland was agreed and implemented this would improve the look of the area without the necessity to clear fell the trees.

5. With the density of existing planting on the mound, the trees do make an effective winter boundary. If the trees were thinned out, and further lower level planting was undertaken, this screening would be maintained. The alternative of felling all the trees, removing the mound and replacing with a one tree wide evergreen screen is unlikely to provide the extent of screening currently present.

6. The fact that the mound has been planted, would indicate that the mound was intended to be in that location and the planting on it is indicative of a planting scheme. This can be confirmed by the fast growing selection of species planted.

7. It is acknowledged that not all trees are in good health and that management of some of them is required. This can be achieved by undertaking work to selected trees, rather than indiscriminate wholesale removal. The fact that the area is used as a dumping ground is not a reason to not confirm this Order.

8. The woodland is important to screen the refuse site from the Playing Fields, and provides an amenity to a varied group of users.

Conclusion :

9. It is recommended that the Order is confirmed without modification.

9. DELEGATED DECISIONS

(Director of Planning and Economic Development) Schedules of planning applications determined by the Head of Planning and Economic Development under delegated powers since the last meeting of a Plans Subcommittee may be inspected in the Members' Room or at the Planning and Economic Development Information Desk at the Civic Offices, Epping.

10. EXCLUSION OF PUBLIC AND PRESS

Exclusion

To consider whether, under Section 100(A)(4) of the Local Government Act 1972, the public and press should be excluded from the meeting for the items of business set out below on grounds that they will involve the likely disclosure of exempt information as defined in the following paragraph(s) of Part 1 of Schedule 12A of the Act (as amended) or are confidential under Section 100(A)(2):

Agenda Item No	Subject	Exempt Information Paragraph Number
Nil	Nil	Nil

The Local Government (Access to Information) (Variation) Order 2006, which came into effect on 1 March 2006, requires the Council to consider whether maintaining the exemption listed above outweighs the potential public interest in disclosing the information. Any member who considers that this test should be applied to any currently exempted matter on this agenda should contact the proper officer at least 24 hours prior to the meeting.

Confidential Items Commencement

Paragraph 9 of the Council Procedure Rules contained in the Constitution require:

- (1) All business of the Council requiring to be transacted in the presence of the press and public to be completed by 10.00 p.m. at the latest.
- (2) At the time appointed under (1) above, the Chairman shall permit the completion of debate on any item still under consideration, and at his or her discretion, any other remaining business whereupon the Council shall proceed

to exclude the public and press.

- (3) Any public business remaining to be dealt with shall be deferred until after the completion of the private part of the meeting, including items submitted for report rather than decision.

Background Papers

Paragraph 8 of the Access to Information Procedure Rules of the Constitution define background papers as being documents relating to the subject matter of the report which in the Proper Officer's opinion:

- (a) disclose any facts or matters on which the report or an important part of the report is based; and
- (b) have been relied on to a material extent in preparing the report and does not include published works or those which disclose exempt or confidential information (as defined in Rule 10) and in respect of executive reports, the advice of any political advisor.

Inspection of background papers may be arranged by contacting the officer responsible for the item.