

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee West **Date:** 2 March 2011

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 9.07 pm

Members Present: J Wyatt (Chairman), Mrs R Gadsby (Vice-Chairman), R Bassett, Mrs J Lea, Mrs M Sartin, Mrs P Smith, Ms S Stavrou and A Watts

Other Councillors:

Apologies: Mrs P Brooks, J Collier, D C Johnson, Ms Y Knight, W Pryor and Mrs E Webster

Officers Present: J Godden (Planning Officer), A Hendry (Democratic Services Officer) and P Sewell (Democratic Services Assistant)

74. 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.

75. 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.

76. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 09 February 2011 be taken as read and signed by the Chairman as a correct record.

77. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors A Watts, Ms S Stavrou and Mrs R Gadsby declared personal interest in agenda items 7 (5) (EPF/0046/11 Town Mead Sports and Social Club, Brooker Road, Waltham Abbey) and 8 (TPO/119/10 – Town Mead Playing Fields, Waltham Abbey) by virtue of being a members of the Waltham Abbey Town Council. The Councillors declared that their interests were prejudicial and indicated that they would leave the meeting during the consideration and voting on the items.

(b) Pursuant to the Council's Code of Member Conduct, Councillors Ms S Stavrou and Mrs M Sartin declared a personal interest in agenda items 7 (1) (EPF/2637/10 – Chingford Day Centre Nursery, Sewardstone Road, Waltham Abbey) 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.

(c) Pursuant to the Council's Code of Member Conduct, Councillors J Wyatt and R Bassett declared a personal interest in agenda items 7 (1) (EPF/2637/10 – Chingford Day Centre Nursery, Sewardstone Road, Waltham Abbey) by virtue of being deputy 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.

78. ANY OTHER BUSINESS

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

79. DEVELOPMENT CONTROL

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

RESOLVED:

That, Planning applications numbered 1 – 6 be determined as set out in the annex to these minutes.

80. CONFIRMATION OF TREE PRESERVATION ORDER EPF/119/10 - TOWN MEAD PLAYING FIELDS, WALTHAM ABBEY

This item was referred to the next meeting of the District Development Control Committee, with no recommendation.

81. 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/2637/10
SITE ADDRESS:	Chingford Day Care Nursery Sewardstone Road Waltham Abbey E4 7SD
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach
DESCRIPTION OF PROPOSAL:	Change of use to C2 (residential institution), and alterations and extensions to provide Supported Living Accommodation at Sewardstone Road.
DECISION:	Grant Permission (Subject to Legal Agreement)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=524041

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.
- 3 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.

- 4 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.
- 5 Existing routes safe from flooding into and out of the site to an appropriate safe haven must be maintained.
- 6 The basement shall not be used for sleeping accommodation at any time.
- 7 Basement threshold levels to be set no lower than 15.06m above Ordnance Datum (AOD). Finished floor levels of the ground floor shall remain at current levels and be set no lower than 15.06m above Ordnance Datum (AOD).
- 8 The applicant shall maintain a current flood emergency evacuation plan for the site at all times, available for inspection on request.
- 9 Any replacement gates provided at the vehicular access shall only open inwards and shall be set back a minimum of 5m from the nearest edge of the carriageway.
- 10 Any replacement fence at the front boundary to the site will be kept with no obstruction over 1m above the carriageway level within the area of splay.
- 11 Vegetation on the site within the required traffic visibility splay will be cleared up to 600mm. This will include clearing from 600mm up to 2m high any large numbers of basal epicormic shoots on tree trunks.
- 12 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) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping 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 minor artefacts and structures, including signs and lighting and functional services above and below ground. The 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 in conjunction with the Lea Valley Regional Park Authority.

And subject to a Legal Agreement restricting occupation of the units to those defined as in need of care for learning disabilities.

Report Item No: 2

APPLICATION No:	EPF/2653/10
SITE ADDRESS:	Roydon Garage High Street Roydon Harlow Essex CM19 5HJ
PARISH:	Roydon
WARD:	Roydon
DESCRIPTION OF PROPOSAL:	Application to extend planning approval EPF/2421/07 for demolition of existing garage buildings and erection of 8 dwellings for residential use with parking courtyard. (Revised application)
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=524106

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 first occupation of the building hereby approved the proposed window openings in the flank elevations and at first floor in the rear elevations of plots 4,5, 6 and 7 shall be fitted with obscured glass and shall be top opening only, and shall be permanently retained in that condition.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time without the prior written approval of the Local Planning Authority.
- 5 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, Classes A and B shall be undertaken without the prior written permission of the Local Planning Authority.

- 6 The development 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.

- 7 Prior to the commencement of the development details of the proposed surface materials for the access and parking areas shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.

- 8 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors vehicles, and no gates shall be provided across the entrance archway at any time.

- 9 Prior to commencement of the development details of provision for parking for people with disabilities shall be submitted to and agreed in writing by the Local Planning Authority and the development shall subsequently be completed in accordance with the agreed details, prior to the first occupation of any of the dwellings hereby approved.

- 10 Prior to commencement of the development details of the number, location and design of powered two wheelers and bicycle parking facilities shall be submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be completed prior to the first occupation of any of the dwellings hereby approved and thereafter retained at all times.

- 11 Prior to the first use of the access hereby approved a 1.5 metre x 1.5 metre pedestrian visibility sight splay, measured from the highway boundary, shall be provided on both sides of the vehicular access. There shall be no obstruction above the height of 600mm as measured from the finished surface of the access within the area of the visibility spays thereafter.

- 12 The access shall be laid at a gradient not exceeding 4% for the first 6 metres from the highway and not exceeding 8% thereafter.

- 13 Prior to commencement of development 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.
- 14 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 08.00 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.
- 15 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
- 16 Prior to commencement of development a full noise survey shall be carried out, to establish which noise category the proposed plots fall into with regard to PPG24. Following the survey a scheme for protecting the proposed new dwellings from noise, shall be submitted to and agreed in writing by the Local Planning Authority for any dwellings, gardens and recreation areas that fall into NEC B and C (as detailed in PPG240, or bedrooms likely to be exposed to noise levels that do not meet reasonable resting/sleeping conditions specified in British Standard BS8233:1999 - Sound insulation and noise reduction for buildings - Code of practice. All works which form part of the agreed scheme shall be completed prior to the first occupation of any of the dwellings hereby approved.
- 17 Additional drawings that show details of proposed windows, doors, eaves, verges, and cills, to be used by section and elevation at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved by the local planning authority in writing prior to the commencement of the works. The works shall be implemented in accordance with such approved details and permanently retained as such.

Report Item No: 3

APPLICATION No:	EPF/0009/11
SITE ADDRESS:	Unit 2 Highbridge Retail Park Highbridge Street Waltham Abbey Essex EN9 1BY
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Variation of condition 5 'range of goods to be sold' on EPF/808/93 to allow up to 30 per cent of the net sales floorspace within unit 2 to be used for the sale of food (but not fresh, refrigerated or frozen food goods) within Use Class A1.
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=524324

CONDITIONS

- 1 The development shall be used for non-food retailing and no other purpose, with the exception of up to 30 per cent of the ground floorspace within unit 2 which may be used for the sale of food excluding fresh, refrigerated and frozen food goods.

Report Item No: 4

APPLICATION No:	EPF/0015/11
SITE ADDRESS:	Richmond Farm Parsloe Road Epping Upland Epping Essex CM16 6QB
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	Construction of single detached dwelling.
DECISION:	Refuse Permission

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=524330

REASON FOR REFUSAL

- 1 The site is within the area identified in the Epping Forest District Local Plan as Metropolitan Green Belt. The proposal constitutes inappropriate development and is harmful to the purposes of including land in the Green Belt contrary to the Government advice contained in PPG2 and Policy GB2A of the Adopted Local Plan and Alterations. There are no very special circumstances that outweigh the harm of the proposal to the Metropolitan Green Belt.
- 2 The proposed development due to its siting, design and appearance would be harmful to the setting of the adjacent Listed Building, contrary to Policies CP2 and HC12 of the Adopted Local Plan and Alterations and National Planning Guidance contained within PPS5.

Report Item No: 5

APPLICATION No:	EPF/0046/11
SITE ADDRESS:	Town Mead Sports And Social Club Brooker Road Waltham Abbey Essex EN9 1HJ
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Proposed golf driving range. (Revised application)
DECISION:	Refer to District Development Control Committee (no recommendation)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=524402

Members determined to refer this proposal to District Development Control Committee for consideration with a requirement that:

1. The Arboricultural Officer attends the meeting
2. Highways Agency is consulted over lighting and measures to prevent golf balls encroaching on the M25
3. Information whether any replacement trees on other sites has been considered.

Report Item No: 6

APPLICATION No:	EPF/0054/11
SITE ADDRESS:	Land Rear of 66 -70 Western Road Nazeing Essex EN9 2QQ
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Proposed 2 no. three bedroom detached two storey houses with integral garages and parking fronting Wheelers Close.
DECISION:	Withdrawn by Chairman prior to Committee

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=524464

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