

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee West **Date:** 23 March 2011

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 8.25 pm

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

Other Councillors:

Apologies: D C Johnson, Ms Y Knight and W Pryor

Officers Present: J Godden (Planning Officer), M Jenkins (Democratic Services Assistant) and R Martin (Website Assistant)

82. 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.

83. 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.

84. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 2 March 2011 be taken as read and signed by the Chairman as a correct record.

85. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor Mrs P Smith declared a personal interest in the following items of the agenda by virtue of being a member of Epping Upland Parish Council. The Councillor stated that her interest was not prejudicial, and that therefore she would remain in the meeting for the duration of the discussions on the items and voting thereon:

- EPF/0077/11 3 The Magpies, Epping Upland, Epping CM16 6QG; and
- EPF/0228/11 2 Currance Farm Cottages, Upland Road, Epping CM16 6NN

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs J Lea, declared a personal interest in the following item of the agenda by virtue of being an employee of Tesco's. The Councillor stated that her interest was not prejudicial, she also added that she would not participate in the vote on the item. She would remain in the meeting for the duration of the discussion and voting thereon:

- EPF/0146/11 Tesco Stores Ltd, Sewardstone Road, Waltham Abbey EN9 1IH

(c) Pursuant to the Council's Code of Member Conduct, Councillors Mrs P Brooks and Mrs R Gadsby declared personal interests in the following items of the agenda by virtue of being members of Waltham Abbey Town Council Planning Committee. The Councillors stated that their interests were not prejudicial, and that they would remain in the meeting for the duration of the discussions and voting thereon:

- EPF/0086/11 15 Grange Court, Waltham Abbey EN9 1RQ; and
- EPF/0146/11 Tesco Stores Ltd, Sewardstone Road, Waltham Abbey EN9 1IH

86. ANY OTHER BUSINESS

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

87. DEVELOPMENT CONTROL

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

RESOLVED:

That, Planning applications numbered 1 – 4 be determined as set out in the annex to these minutes.

88. 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/0077/11
SITE ADDRESS:	3 The Magpies Epping Upland Epping Essex CM16 6QG
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	Single storey rear extension, alterations to side elevation and loft conversion with dormer roofs to rear. (Revised application)
DECISION:	Granted 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=524569

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 development, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 2

APPLICATION No:	EPF/0086/11
SITE ADDRESS:	15 Grange Court Waltham Abbey Essex EN9 1RQ
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Single storey rear extension and front dormer window.
DECISION:	Granted 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=524626

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 development, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 Prior to first occupation of the development hereby approved, the proposed window opening in the front dormer window shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.

Report Item No: 3

APPLICATION No:	EPF/0146/11
SITE ADDRESS:	Tesco Stores Limited Sewardstone Road Waltham Abbey Essex EN9 1IH
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	For the permanent use of land and the retention of the existing car park for use by staff only.
DECISION:	Granted 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=524818

CONDITIONS

- 1 The site shall be used solely for the parking of cars belonging to employees of Tescos and for no other purpose.
- 2 No delivery or store lorries shall be parked or stationed on this land at any time.
- 3 The number plate recognition system shall be installed within 3 months from the date of this notice, as specified within paragraph 4.20 of the letter from GL Hearn dated 21 January 2011, and shall be retained and used thereafter to monitor/enforce parking rules on site.
- 4 The area outlined in red on the application plan shall be physically secured and only accessed by staff. Details of a scheme of works to comply with the above are to be submitted in writing to the Local Planning Authority within 3 months of the date of this permission. Once details are approved in writing, the works shall be completed within 3 months of the date of approval.

Report Item No: 4

APPLICATION No:	EPF/0228/11
SITE ADDRESS:	2 Currance Farm Cottages Upland Road Epping Essex CM16 6NN
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	Two storey side extension.
DECISION:	Granted 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=525260

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 development, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 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 shall be undertaken without the prior written permission of the Local Planning Authority.