

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

**Committee:** Area Planning Subcommittee West   **Date:** 31 August 2011

**Place:** Council Chamber, Civic Offices, High Street, Epping   **Time:** 7.30 - 8.15 pm

**Members Present:** J Wyatt (Chairman), Mrs E Webster (Vice-Chairman), R Bassett, D C Johnson, Ms Y Knight, Mrs J Lea, Mrs M Sartin, Mrs P Smith and A Watts

**Other Councillors:**

**Apologies:** Mrs R Gadsby, W Pryor and Ms S Stavrou

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

### **17. 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.

### **18. 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.

### **19. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting of the Sub-Committee held on 6 July 2011 be taken as read and signed by the Chairman as a correct record.

### **20. DECLARATIONS OF INTEREST**

There were no declarations of interest pursuant to the Council's Code of Member Conduct.

### **21. ANY OTHER BUSINESS**

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

### **22. DEVELOPMENT CONTROL**

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

**RESOLVED:**

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

**23. PICKS COTTAGE, SEWARDSTONE ROAD, LONDON E4 7RA**

**RESOLVED:**

(1) To remove the S52 Agreement, which imposed the following conditions:

*Clause 3(a) - That the occupation of the dwelling comprising the development shall be limited to a person employed or last employed locally in agriculture as defined in Section 290(1) of the 1971 Act or a dependant of such a person residing with him but including the widow or widower of such person.*

*Clause 3(b) – That the application site will not be sold or otherwise alienated except as a whole and that no part or parts of the application site will be sold or otherwise alienated except as a whole together with the entire area of the application site.*

(2) That Clause 3(a) be enforced separately by condition and that Clause 3(b) was now considered unnecessary.

**24. 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

<b>APPLICATION No:</b>	EPF/1376/11
<b>SITE ADDRESS:</b>	Thatched House Harlow Road Roydon Harlow Essex CM19 5HH
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Roydon
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/82/10 T3 (T6 on plan) - Norway Maple - Fell
<b>DECISION:</b>	Grant Permission (With Conditions)

### 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=529449](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=529449)

The Committee's attention was drawn to email communication between the applicant and Roydon Parish Council.

### CONDITIONS

- 1 A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed, unless varied with the written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, 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.
- 2 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.
- 3 All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998 (2010) (or with any similar replacement Standard).

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0532/11
<b>SITE ADDRESS:</b>	Roydon Pumping Station Harlow Road Roydon Essex CM19 5HF
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Roydon
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed process building.
<b>DECISION:</b>	Grant Permission (With Conditions)

**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=526426](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=526426)

The Committee's attention was drawn to a further letter of representation from Briggens View, Harlow Road and a response to that letter from the applicant.

**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 process building hereby approved shall be clad in a dark green colour and retained as such thereafter. The colour shall be submitted for approval by the Local Planning Authority prior to commencement of development.
- 3 All construction/demolition works and ancillary operations, including vehicle movement on 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.
- 4 No development, including site clearance, shall take place until a scheme of soft landscaping and a statement of the methods, including a timetable, for its Implementation (linked to the development schedule), have been submitted to the Local Planning Authority and approved in writing. The landscape scheme shall be carried out in accordance with the approved details and the agreed timetable. 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 in writing.
- 5 The rating level of noise (as defined by BS4142:1997) emitted from the commercial units shall not exceed 5dBA above the prevailing background noise level. The measurement position and assessment shall be made according to BS4142:1997.

- 6 Low frequency noise (63Hz and 125Hz octave level) from the site shall not exceed 5dBA above the prevailing background noise level at these frequency bands, measured using C weighting. The measurement position and assessment shall be made according to BS4142:1997 with reference to measurement periods and positions.
- 7 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: Site Plan 1:2500, Site Plan 1:1250, Site Plan 1:250, Elevations Overview Plan, 7660113/01/201/1211 Rev A, P017347-005 Rev P1 Site Elevations (A and B) including Planting received 2nd August 2011, P017347-005 Rev P1 Site Elevations (C and D) including Planting received 2nd August 2011, 100223/LSP/1b Landscaping Plan received 2nd August 2011, P017347-002 Rev P3 Proposed Site Compound inc Parking received 2nd August 2011 and the recommendations of the approved Acoustic Report.

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