

## **EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Planning Subcommittee West   **Date:** 21 December 2011

**Place:** Council Chamber, Civic Offices, High Street, Epping   **Time:** 7.30 - 8.30 pm

**Members Present:** J Wyatt (Chairman), Mrs E Webster (Vice-Chairman), R Bassett, Ms Y Knight, Mrs J Lea, A Mitchell MBE, Mrs P Smith and Ms S Stavrou

**Other Councillors:**

**Apologies:** Mrs R Gadsby, D C Johnson, Mrs M Sartin and A Watts

**Officers Present:** J Godden (Planning Officer), P Seager (Chairman's Secretary) and R Perrin (Democratic Services Assistant)

### **35. 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.

### **36. 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.

### **37. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting of the Sub-Committee held on 23 November 2011 be taken as read and signed by the Chairman as a correct record.

### **38. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillor P Smith declared a personal interest in the following item of the agenda by virtue of being member of the Epping Upland Parish Council. The Councillor had determined that her interest was not prejudicial and she would stay in the meeting for the consideration of the application and voting thereon:

- EPF/2034/11 Elm Cottage, Epping Road, Epping Upland, Epping.

(b) Pursuant to the Council's Code of Member Conduct, Councillors J Wyatt, E Webster, S Stavrou and J Lea declared a personal interest in the following item of the agenda by virtue of being members of Waltham Abbey Town Council. The Councillors had determined that their interest was not prejudicial and they would stay in the meeting for the consideration of the application and voting thereon:

- EPF/2141/11 Land to side of 78 Honey Lane, Waltham Abbey.

(c) Pursuant to the Council's Code of Member Conduct, Councillors J Wyatt and R Bassett declared a personal interest in the following item of the agenda by virtue of being Council deputy representatives of the Lee Valley Regional Park Authority. The Councillors had determined that their interest was not prejudicial and they would stay in the meeting for the consideration of the application and voting thereon:

- EPF/2160/11 Holmsfield Nursery, Meadgate Road, Nazeing.

(d) Pursuant to the Council's Code of Member Conduct, Councillor S Stavrou declared a personal interest in the following item of the agenda by virtue of being a Council representative of the Lee Valley Regional Park Authority. The Councillor had determined that her interest was not prejudicial and she would stay in the meeting for the consideration of the application and voting thereon:

- EPF/2160/11 Holmsfield Nursery, Meadgate Road, Nazeing.

(e) Pursuant to the Council's Code of Member Conduct, Councillor E Webster declared a personal interest in the following item of the agenda by virtue of being a representative of the Lee Valley Regional Park Authority. The Councillor had determined that her interest was not prejudicial and she would stay in the meeting for the consideration of the application and voting thereon:

- EPF/2160/11 Holmsfield Nursery, Meadgate Road, Nazeing.

### **39. ANY OTHER BUSINESS**

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

### **40. DEVELOPMENT CONTROL**

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

#### **RESOLVED:**

That, Planning applications numbered 1 – 5 be determined as set out in the annex to these minutes.

### **41. 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/2034/11
<b>SITE ADDRESS:</b>	Elm Cottage Epping Road Epping Upland Epping Essex CM16 6PH
<b>PARISH:</b>	Epping Upland
<b>WARD:</b>	Broadley Common, Epping Upland and Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey rear extension.
<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/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=531750](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=531750)

## 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**

<b>APPLICATION No:</b>	EPF/2141/11
<b>SITE ADDRESS:</b>	Land to side of 78 Honey Lane Waltham Abbey Essex EN9 3BL
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey Honey Lane
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed detached unit forming 1 no. one bed flat and 1 no. two bed flat.
<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=532116](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=532116)

**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 No construction works above ground level shall have taken place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing, prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
- 3 An assessment of flood risk, focussing on surface water drainage, shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The development shall be carried out and maintained in accordance with the approved details.
- 4 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 17.30 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 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 1 off 3 received 18/10/11, 2 off 3 received 28/11/11, 3 off 3 received 28/11/11, Site Plan received 18/10/11 and Site Location Plan received 18/10/11

- 6 Prior to first occupation of the development hereby approved, the proposed first floor window openings in the flank elevations serving the proposed bathroom and landing 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**

<b>APPLICATION No:</b>	EPF/2156/11
<b>SITE ADDRESS:</b>	The Roydon Bakery Harlow Road Roydon Harlow Essex CM19 5HH
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Roydon
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition and removal of existing garages and former bakery and erection of two dwelling houses with ancillary works.
<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=532156](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=532156)

**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 development hereby permitted will be completed strictly in accordance with the approved drawings nos: Location Plan date stamped 19/10/11, 2862/1, 2862/2, Existing Site Plan date stamped 19/10/11.
- 3 No development shall have taken place until samples of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details. For the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.
- 4 Prior to first occupation of the development hereby approved, the proposed window openings in the first and second floor eastern flank elevations 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.
- 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, Class A, D and E shall be undertaken without the prior written permission of the Local Planning Authority.

- 6 Prior to commencement of the demolition of the existing garages, details of the method of demolition and removal of concrete within the site and the proposed retaining walls along the site boundaries shall be submitted to and agreed in writing by the Local Planning Authority.
- 7 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 and 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.
- 8 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 9 No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 10 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 17.30 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: 4**

<b>APPLICATION No:</b>	EPF/2157/11
<b>SITE ADDRESS:</b>	The Roydon Bakery Harlow Road Roydon Harlow Essex CM19 5HH
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Roydon
<b>DESCRIPTION OF PROPOSAL:</b>	Conservation area consent for demolition and removal of existing garages and former bakery.
<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=532157](http://planpub.eppingforestdc.gov.uk/AniTelM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=532157)

**CONDITIONS**

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: Location Plan date stamped 19/10/11, 2862/1, 2862/2, Existing Site Plan date stamped 19/10/11
- 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 17.30 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: 5**

<b>APPLICATION No:</b>	EPF/2160/11
<b>SITE ADDRESS:</b>	Holmsfield Nursery Meadgate Road Nazeing Essex
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Variation of condition 3 on planning permission EPF/0849/10 to allow for hard standing to be installed on area of land to overcome land contamination issues. (Retention of use of site for eight private gypsy plots to replace previous temporary consent.)
<b>DECISION:</b>	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=532171](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=532171)

**REASON FOR REFUSAL**

- 1 The proposed development will be harmful to the undeveloped character of the landscape, contrary to policies GB2A, GB7A, RST24, LL1, LL2 and LL10 of the Adopted Local Plan and Alterations.

This page is intentionally left blank