

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee West **Date:** 22 February 2012

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 8.06 pm

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

Other Councillors:

Apologies: R Bassett, Mrs R Gadsby, D C Johnson, Mrs M Sartin and Ms S Stavrou

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

49. 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.

50. 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.

51. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 25 January 2012 be taken as read and signed by the Chairman as a correct record.

52. DECLARATIONS OF INTEREST

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

53. ANY OTHER BUSINESS

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

54. DEVELOPMENT CONTROL

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

RESOLVED:

That, Planning applications numbered 1 – 3 be determined as set out in the annex to these minutes.

55. 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

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| APPLICATION No: | EPF/2467/11 |
| SITE ADDRESS: | Lane End 4 Nursery Road Nazeing Waltham Abbey Essex EN9 2JE |
| PARISH: | Nazeing |
| WARD: | Lower Nazeing |
| DESCRIPTION OF PROPOSAL: | Retrospective application for the insertion of window to side elevation. |
| DECISION: | Granted 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=533366

CONDITIONS

- 1 Within six weeks of the date of this decision notice the window opening hereby approved in the north east flank elevation at ground floor level facing Claremont shall be entirely fitted with obscured glass to prevent views into Claremont and shall 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: 2

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| APPLICATION No: | EPF/2477/11 |
| SITE ADDRESS: | 111 Monkswood Avenue Waltham Abbey Essex EN9 1LJ |
| PARISH: | Waltham Abbey |
| WARD: | Waltham Abbey North East |
| DESCRIPTION OF PROPOSAL: | Application for removal of condition 5 'Off street parking' of planning permission EPF/2509/07. (Erection of a detached dwelling with garage and access and revised access to no. 111 Monkswood Avenue. Amended 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=533392

CONDITIONS

- 1 Within three months from the date of this decision details of a scheme to permanently close the existing vehicular crossover on The Cobbins shall be submitted to and agreed in writing by the Local Planning Authority. Such works will be carried out in accordance with these agreed details within an agreed time scale.

Report Item No: 3

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| APPLICATION No: | EPF/2556/11 |
| 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 (amended application to EPF/0054/11 - allowed on appeal - amendments include larger kitchen areas, changes to and new windows, increased front porch roof and alterations to front parking area at No. 8 Wheelers Close.) |
| 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=533713

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 drawing no: BF/6111.001 received 15th December 2011
- 3 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.
- 4 No development shall take place until the hedge on the western boundary of the site and the trees shown on the approved plan No BF/6111.001 (received 15th December 2011) as being retained (and any trees whose canopies overhang the site) have been protected by strong fencing, the location and type to be previously

approved in writing by the local planning authority. The fencing shall be erected in accordance with the approved details before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus material have been removed from the site. Nothing shall be stored or placed within any fenced area, and the ground levels within those areas shall not be altered, nor shall any excavation be made without the prior written consent of the local planning authority.

Reason: To ensure that the amenity value of the existing trees are safeguarded.

- 5 Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.
- 6 No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - a) the parking of vehicles of site operatives and visitors
 - b) loading and unloading of plant and materials
 - c) storage of plant and materials used in constructing the development
 - d) wheel cleaning facilities
 - e) measures to control the emission of dust and dirt during construction
 - f) a scheme for recycling/disposing of waste resulting from site preparation and construction works
- 7 Prior to first occupation of the development hereby approved, the proposed window openings in the first floor 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.
- 8 The garages and car parking spaces hereby permitted shall be provided before the occupation of the dwelling hereby permitted and shall be kept available for the parking of motor vehicles at all times. The garage/car spaces shall be used solely for the benefit of the occupants of the dwelling of which forms part and their visitors and for no other purpose and shall be permanently retained as such.
- 9 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 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 09.00 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.

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