

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

**Committee:** Area Planning Subcommittee West   **Date:** 21 March 2012

**Place:** Council Chamber, Civic Offices, High Street, Epping   **Time:** 7.40 - 9.25 pm

**Members Present:** J Wyatt (Chairman), R Bassett, Mrs J Lea, A Mitchell MBE, Mrs M Sartin, Mrs P Smith and Ms S Stavrou

**Other Councillors:** D Stallan

**Apologies:** Mrs E Webster, Mrs R Gadsby, D C Johnson, Ms Y Knight and A Watts

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

### **56. 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.

### **57. 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.

### **58. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting of the Sub-Committee held on 22 February 2012 be taken as read and signed by the Chairman as a correct record.

### **59. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillors M Sartin and S Stavrou declared personal interests in agenda items 7 (1) (EPF/2338/11 Shottentons Farm, Pecks Hill, Nazeing) and 7(4) (EPF/0144/12 – Haslingfield, Meadgate Road, Nazeing) by virtue of being members of the Lea Valley Regional Park Association. The Councillor declared that their interests were not prejudicial and indicated that they would remain in the meeting during the consideration and voting on the items.

(b) Pursuant to the Council's Code of Member Conduct, Councillors R Bassett and J Wyatt declared a personal interests in agenda items 7(1) (EPF/2338/11 – Shottentons Farm, Pecks Hill, Nazeing) and 7(4) (EPF/0144/12 – Haslingfield, Meadgate Road, Nazeing) 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.

**60. ANY OTHER BUSINESS**

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

**61. 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.

**62. 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/2338/11
<b>SITE ADDRESS:</b>	Shottentons Farm Pecks Hill Nazeing Essex EN9 2NY
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Construction of two blocks of glasshouses of 3.1ha and 6.2 ha, irrigation reservoir, two buffer tanks, access roads, parking and landscaping.
<b>DECISION:</b>	Grant Permission (Subject to S106)

**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=532828](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=532828)

**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 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 to ensure the landscaping of each phase at an appropriate time) 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.
  
- 3 No development shall take place until details of the proposed surface materials for the parking areas and access roads, have been submitted to and approved in writing by the Local Planning Authority. The agreed surfacing shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter

to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property. The agreed surface treatment shall be completed prior to the first occupation of the development or within 1 year of the substantial completion of the development hereby approved, whichever occurs first.

- 4 The parking and loading areas shown on the approved plan in relation to Phase 3 and Phase 4 of the development shall be provided prior to the first use of each phase of the development and shall be retained free of obstruction for the parking of staff and for loading.
- 5 The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) and Water management Plan, Job number: 210/2011, Revision: Final 1, 17/10/2011 and the following mitigation measures detailed within the FRA: Limiting surface water runoff to greenfield rates for all storm events up to and including 1 in 100 chance in any year event, taking the effects of climate change into account; Provision of compensatory storage on site to attenuate all storm events up to and including the 1 in 100 chance in any year event, taking the effects of climate change into account; maintaining a 5 metre setback between all new development existing land drains and watercourses.
- 6 Development shall not begin until a surface water drainage scheme for the site based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- 7 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan and Arboricultural Method Statement in accordance with BS:5837:2005 (Trees in relation to construction) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved Tree Protection Plan and Arboricultural Method Statement unless the Local Planning Authority gives its written consent to any variation.
- 8 The mitigation and reasonable avoidance measures set out in the agreed water vole mitigation Statement shall be carried out in full.
- 9 Details of the provision for bat boxes or tubes including the timing of their erection shall be submitted to the Local Planning Authority and Agreed in writing prior to the commencement of development and the provision shall be made in accordance with the agreed details.
- 10 Prior to commencement of development a Phase One Reptile Survey and mitigation statement shall be submitted to and agreed in writing by the Local Planning Authority. The agreed mitigation details shall be complied with in full.

- 11 Details of any artificial lighting of the glasshouses together with details of any blinds to prevent light pollution shall be submitted to the Local Planning Authority and agreed in writing prior to installation.
- 12 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Planning Authority.
- 13 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 3071/10, SK08 RevC, SK12, SK13, SK14, MW-STF-001-05.11Rev,MW-STF-003-06.11 Rev A, SK15, SK17,
- 14 Prior to commencement of development an earthworks method statement including a timetable for completion of each phase of the works shall be submitted to and agreed on writing by the Local Planning Authority, and the works shall be carried out in accordance with the approved method statement unless otherwise agreed in writing by the Local Planning Authority.
- 15 There shall be no importation of material on to the site to facilitate the land raising proposed, the development shall be completed by the cut and fill method only.
- 16 Within 12 months of approval the applicant will submit and fund a formal Right of Way application under the Highways Act to County to extinguish that part of Footpath 4 on the site to be replaced by a completely new route running north/south for the full length of his land at its eastern edge.
- 17 Prior to the first use of the reservoir to the north of the Phase 3 building a scheme shall be submitted to the Local Planning Authority in writing for fencing around the reservoir. Once agreed, such a scheme shall be implemented and maintained permanently.
- 18 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 19 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 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.
- 20 The two glasshouses hereby granted permission shall be used for the production of food crops only and for no other purpose.

**And subject to the applicant first entering into a Legal Agreement under Section 106 within 6 months of the date of this meeting to provide a) £3000 for the checking and monitoring of the Travel Plan and b) to ensure the removal of the glasshouses and the reinstatement of the land should the horticultural use of the glasshouses cease for in excess of 3 years.**

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/2438/11
<b>SITE ADDRESS:</b>	6 The Mead Nazeing New Road Nazeing Essex EN10 6SS
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing and proposed new 4 bed dwelling.
<b>DECISION:</b>	Refused

**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=533242](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=533242)

**Reasons For Refusal**

- 1 The proposed development, due to its height, bulk and overall scale, would be overbearing and detrimental to the character and appearance of street scene, contrary to policy DBE1 of the adopted Local Plan and Alterations.
- 2 The proposed development, due to its height, bulk and excessive depth, would result in a detrimental loss of amenities to the neighbouring residents, contrary to policies DBE2 and DBE9 of the adopted Local Plan and Alterations.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0046/12
<b>SITE ADDRESS:</b>	Kingsmead School Epping Road Roydon Essex CM19 5HU
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Roydon
<b>DESCRIPTION OF PROPOSAL:</b>	Variation of condition 6 of planning permission EPF/1053/09 (Change of use from office to non-residential school) to allow for a maximum of 60 pupils to be on the school register at any time.
<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=534142](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=534142)

**CONDITIONS**

- 1 No more than 60 pupils shall be on the school role at any time whilst it is operated by TC Education Services and no more than 30 pupils by any other provider, and no more than 30 members of staff shall be employed on site, unless otherwise submitted and agreed in writing by the Local Planning Authority.
- 2 Prior to the erection of any screen walls, fences, gates or such similar structures, details shall be submitted to and agreed in writing by the Local Planning Authority and shall be erected and maintained to the agreed detailing and positions.
- 3 The premises shall be used solely for a non-residential school and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that class in any Statutory Instrument revoking or re-enacting that order.
- 4 The school hereby permitted shall be open to students only during the hours of 08.30 to 22.00 on Monday to Friday during term time and not at all at weekends and outside term times.
- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) no development generally permitted by virtue of Part 32 Class A shall be undertaken without the prior written permission of the Local Planning Authority.



**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/0144/12
<b>SITE ADDRESS:</b>	Haslingfield Meadgate Road Carthegenia Estate Nazeing Essex EN10 6TA
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Part retrospective change of use from use as a single dwelling to a mixed use of single dwelling and residential caravan site for an extended gypsy family with 4 Caravans. (2 for independent living and two as ancillary accommodation to the dwelling)
<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=534567](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=534567)

**CONDITIONS**

- 1 The mixed use of the site as a single dwelling and residential caravan site for an extended gypsy family with 4 caravans hereby permitted shall be carried on only by Miley and Kathleen Connors, Patrick and Margaret Connors, Miley (Senior) and Mary Connors, Margaret Murphy and their resident dependants, and shall be for a limited period ending in January 2017, or at such time the premises are no longer occupied by the persons named above, whichever is the shorter.
- 2 When the land ceases to be occupied by those named in condition 1 above, or at the end of January 2017, whichever shall first occur, the use hereby permitted shall cease and all non-ancillary caravans, buildings, structures, materials and equipment brought on to the land, or works undertaken to it in connection with the use shall be removed and the land restored to its condition before the development took place.
- 3 No more than 4 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 shall be stationed on the site at any time, 2 of which shall be occupied only as ancillary accommodation to the dwelling house and not as separate residential units.
- 4 Unless within 3 months of the date of this decision a Flood Risk Assessment is submitted in writing to the Local Planning Authority for approval, and unless the approved scheme is implemented within 3 months of the Local Planning Authority's approval, the use of the site hereby permitted shall cease until such time as a Flood Risk Assessment is approved and implemented; and if no scheme in accordance with this condition is approved within 18 months of the date of this decision, the use

of the site hereby permitted shall cease until such time as a scheme approved by the Local Planning Authority is implemented.

- 5 There shall be no stationing or parking of LGVs or vehicles over 3.5T on site, and no commercial or business uses shall take place at any time on the site.
  
- 6 No development shall take place until details of foul and surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.