

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee West **Date:** 23 May 2012

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 8.40 pm

Members Present: Mrs P Smith (Chairman), Ms Y Knight (Vice-Chairman), R Bassett, Mrs R Gadsby, Ms H Kane, Mrs J Lea, A Mitchell MBE, Mrs M Sartin, Ms G Shiell, Ms S Stavrou and A Watts

Other Councillors:

Apologies: D C Johnson, Mrs E Webster and J Wyatt

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

1. 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.

2. 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.

3. ELECTION OF CHAIRMAN AND APPOINTMENT OF VICE-CHAIRMAN

The Panel noted the appointment of the Chairman and the Vice Chairman of the Subcommittee appointed by Council at their meeting held on 22 May 2012.

4. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 18 April 2012 be taken as read and signed by the Chairman as a correct record.

5. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors Y Knight, M Sartin and S Stavrou declared personal interests in agenda item 8 (3) (EPF/0529/12 Land at Sunnyside, Cathagena Estate, Meadgate, Nazeing) by virtue of being a

members of the Lea Valley Regional Park Association. 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 items.

(b) Pursuant to the Council's Code of Member Conduct, Councillor R Bassett declared a personal interest in agenda item 8 (3) (EPF/0529/12 Land at Sunnyside, Cathagena Estate, Meadgate, Nazeing) by virtue of being a deputy member of the Lea Valley Regional Park Authority. The Councillor declared that his interests were not prejudicial and indicated that he would remain in the meeting during the consideration and voting on the item.

6. ANY OTHER BUSINESS

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

7. 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.

8. 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

Minute Item 7

Report Item No: 1

APPLICATION No:	EPF/0629/12
SITE ADDRESS:	10 John Elliot Close Nazeing Waltham Abbey Essex EN9 2NZ
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	TPO/EPF/25/84 T1 - Birch - Fell T2 - Birch - Fell T8 - Birch - Fell
DECISION:	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=536314

REASON FOR REFUSAL

- 1 Insufficient reasons have been provided to demonstrate the justification for the loss of the current and future visual amenity these trees provide, which is contrary to policy LL09 of the Council's Adopted Local Plan and Alterations..

Report Item No: 2

APPLICATION No:	EPF/0458/12
SITE ADDRESS:	20 Godwin Close Waltham Abbey E4 7RQ
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach
DESCRIPTION OF PROPOSAL:	Erection of outbuilding for use as private gym (retrospective)
DECISION:	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=535722

CONDITIONS

- 1 The building hereby approved shall only be used as a personal gymnasium for the use of the residential occupants of No 20 Godwin Close only; and for no commercial or business use, nor for any unpaid use of the facilities by any other person not residing at No 20 Godwin Close.
- 2 The development hereby approved shall only be used as ancillary accommodation for the existing dwelling house and shall not be occupied as a unit separately from the dwelling known as 20 Godwin Close.
- 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 2 Class E shall be undertaken without the prior written permission of the Local Planning Authority.

Report Item No: 3

APPLICATION No:	EPF/0529/12
SITE ADDRESS:	Land at Sunnyside Cathagena Estate Meadgate Nazeing Hertfordshire EN10 6TA
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Use of land for the stationing of caravans for residential purposes for 2 no. gypsy pitches together with the formation of additional hard standing.
DECISION:	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=535910

REASON FOR REFUSAL

- 1 The proposed development is located within the Metropolitan Green Belt, the Lee Valley Regional Park and is within a flood zone. This constitutes inappropriate development harmful to the openness of the Green Belt and the overall character and use of the Lee Valley Regional Park. No information has been put forward with regard to the applicant's personal circumstances, and it is considered that the other circumstances put forward do not clearly outweigh this harm and therefore no very special circumstances exist. As such the development is contrary to the National Planning Policy Framework and policies CP1, CP2, GB2A, GB5, H10A, U2A, U2B, RST9, RST 23 and RST24 of the adopted Local Plan and Alterations.

Report Item No: 4

APPLICATION No:	EPF/0559/12
SITE ADDRESS:	Rosewood Tylers Cross Nursery Epping Road Waltham Abbey Essex EN9 2DH
PARISH:	Roydon
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	Retention of 2 pitches (one mobile home and one towing caravan on each pitch) at the rear of Rosewood for residential use by Gypsy/Travellers.
DECISION:	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=536011

CONDITIONS

- 1 The site shall only be occupied for residential purposes by the following named persons and their resident dependants:

Mr Levi Breaker
Mr Johnjohn Breaker
- 2 No more than one mobile home and one touring caravan shall be stationed on Plot 2 and 3 (4 structures in total), as identified in the submitted plans, at any given time.
- 3 The site shall be used for residential purposes only and no commercial, industrial or retail activity shall take place on the site, including the storage of goods, materials or other items not ancillary to the residential use. No vehicle over 3.5 tonnes shall be stationed, parked or stored on the land.
- 4 Within 3 months from the date of this decision, details of foul and surface water disposal shall be submitted to and approved in writing by the Local Planning Authority, and any drainage works shall be implemented and retained thereafter in accordance with such agreed details.