

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee West **Date:** 18 December 2013

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 9.05 pm

Members Present: Ms Y Knight (Chairman), A Mitchell MBE (Vice-Chairman), Ms H Kane, Mrs M Sartin, Ms G Shiell, Mrs P Smith, A Watts, Mrs E Webster and J Wyatt

Other Councillors: -

Apologies: R Bassett, R Butler, Mrs R Gadsby, Mrs J Lea and Ms S Stavrou

Officers Present: J Godden (Planning Officer), S G Hill (Senior Democratic Services Officer) and G J Woodhall (Democratic Services Officer)

54. 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.

55. 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.

56. MINUTES

Resolved:

(1) That the minutes of the meeting of the Sub-Committee held on 20 November 2013 be taken as read and signed by the Chairman as a correct record.

57. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor M Sartin declared a personal interest in the following items of the agenda by virtue of representing the Council on the Lea Valley Regional Park Authority. The Councillor had determined that her interest were not pecuniary and would remain in the meeting for the consideration of the items and voting thereon:

- EPF/2103/13 Bettina Nursery, Sedge Green, Nazeing;
- EPF/2299/13 Leaside Nursery, Nursery Road, Nazeing; and
- EPF/2300/13 Sedge Gate Nursery, Sedge Green, Nazeing.

(b) Pursuant to the Council's Code of Member Conduct, Councillors E Webster and J Wyatt declared a personal interest in the following items of the agenda by

virtue of being Deputies to represent the Council on the Lea Valley Regional Park Authority. The Councillors had determined that their interests were not pecuniary and would remain in the meeting during the consideration of the items and voting thereon:

- EPF/2103/13 Bettina Nursery, Sedge Green, Nazeing;
- EPF/2299/13 Leaside Nursery, Nursery Road, Nazeing; and
- EPF/2300/13 Sedge Gate Nursery, Sedge Green, Nazeing.

58. DEVELOPMENT CONTROL

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

Resolved:

(1) That the planning applications numbered 1 – 7 be determined as set out in the annex to these minutes.

59. ANY OTHER BUSINESS

The Sub-Committee noted that there was no other urgent business for consideration at the meeting.

60. DELEGATED DECISIONS

The Sub-Committee noted that details of planning applications determined by the Director 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

APPLICATION No:	EPF/1922/13
SITE ADDRESS:	17-19 Sun Street Waltham Abbey Essex EN9 1ER
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Grade II listed building consent for change of use application from A1 to A2, including replacing existing rear garage door and additional windows.
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=553892

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. Details of the new shop front doors (on the rear elevation) showing the joinery mouldings and glazing details, e.g. in a section drawing at a scale between 1:2 and 1:20 as appropriate, shall be submitted for approval in writing by the Local Planning Authority prior to their installation.
3. Additional details that show details of the proposed new windows shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The new windows shall match those on the same elevation of the modern extension.
4. No additional extract ducts, terminals, flues, ducting, meter cupboards, soil and vent pipes shall be fixed to the fabric of the building unless agreed otherwise in writing by the Local Planning Authority.

Report Item No: 2

APPLICATION No:	EPF/2045/13
SITE ADDRESS:	17-19 Sun Street Waltham Abbey Essex EN9 1ER
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Change of use application from A1 to A2, including replacing existing rear garage door and additional windows.
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=554630

CONDITIONS

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

Report Item No: 3

APPLICATION No:	EPF/2103/13
SITE ADDRESS:	Bettina Nursery Sedge Green Nazeing Essex CM19 5JR
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Retrospective application for the change of use, from horticultural use to application for car pound.
DECISION:	Grant Permission (With Conditions) – Time Limited Use

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=554892

CONDITIONS

1. The development hereby permitted will be completed strictly in accordance with the approved drawing no's: 3346/1, 3346/2
2. The premises shall be used solely as a car pound and for no other purpose (including any other purpose permitted within the Town & Country Planning (Use Classes) Order 1987 (as amended), or in any Statutory Instrument revoking or re-enacting that Order.
3. The car pound hereby permitted shall not be open for the delivery or collection of vehicles outside the hours of 08:00 to 18:00 on Monday to Friday, 08:00 to 13:00 on Saturdays and at no time on Sundays and Bank Holidays.
4. The use hereby permitted shall cease on or before a period of 5 years from the date of this decision.
5. Transporter Vehicles shall not exceed a maximum weight of 7.5 tonnes.

Report Item No: 4

APPLICATION No:	EPF/2116/13
SITE ADDRESS:	Coronation Nursery Ltd Hoe Lane Nazeing Essex EN9 2RN
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Installation of a new boiler house and wood chip store area. Boiler house will contain a new biomass boiler, ancillary equipment, flue and area of hardstanding which will supply Coronation Nursery with renewable heat energy.
DECISION:	Deferred

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=554972

Members deferred this item for further information regarding the following:

- Amount of storage required (in tons);
- Where else it is/could be stored;
- Amount of use within a period of time;
- Security re arson/vandalism;
- Tonnage of vehicles;
- Vehicle movements; and
- Fire issues and Health & Safety.

Report Item No: 5

APPLICATION No:	EPF/2299/13
SITE ADDRESS:	Leaside Nursery Nursery Road Nazeing Essex EN9 2JF
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Variation of condition 5 'hours of use' to allow the site to operate between 07.00 and 19.00 on Monday to Friday and 07.00 and 13.00 on Saturday and at no time on Sundays and Bank/Public Holidays and variation of condition 7 'size of vehicles' to restrict vehicles of a weight over 7.5 T entering the site via the access between Leaside and Sedge Gate House, on EPF/1819/12 (Change of use of nursery buildings to class B8)
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=556210

Members were made aware of Strong objections from Nazeing Parish Council and that Essex County Council Highways had no objection.

REASON FOR REFUSAL

1. The variation of condition no. 5 to allow for earlier operating hours on Saturdays and the variation of condition no. 7 to allow for vehicles over 7.5T to access the site would detrimentally impact on the amenities of surrounding neighbouring residents, contrary to the guidance contained within the National Planning Policy Framework and policies DBE9 and RP5A of the adopted Local Plan and Alterations.

Report Item No: 6

APPLICATION No:	EPF/2300/13
SITE ADDRESS:	Sedge Gate Nursery Sedge Green Nazeing Essex EN9 2PA
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Variation of condition 4 'hours of use' to allow the site to operate between 07:00 and 19:00 on Monday to Friday and 07:00 and 13:00 on Saturday and at no time on Sundays and Bank/Public Holidays and removal of condition 6 'size of vehicles' on EPF/1312/13 (Use of land to park vehicles from units on to Sedgemoor Nursery from Leaside Nursery)
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=556211

Members were made aware of Strong objections from Nazeing Parish Council and that Essex County Council Highways had no objection.

REASON FOR REFUSAL

1. The variation of condition no. 4 to allow for earlier operating hours on Saturdays and the removal of condition no. 6 to allow for vehicles over 7.5T to access the site would detrimentally impact on the amenities of surrounding neighbouring residents, contrary to the guidance contained within the National Planning Policy Framework and policies DBE9 and RP5A of the adopted Local Plan and Alterations.

Report Item No:7

APPLICATION No:	EPF/2315/13
SITE ADDRESS:	Kingsmead Epping Road Roydon Essex CM19 5HU
PARISH:	Roydon
WARD:	Roydon
DESCRIPTION OF PROPOSAL:	Change of use to former Kingsmead Private School building to create eight apartments, with associated landscaping and car parking.
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=556293

Members were made aware of response from Roydon Parish Council.

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: ROY AL 001, ROY AL 002, ROY AL 010, ROY AL 011, ROY AL 012, ROY AL 015, ROY AL 020, ROY AL 021 Rev: A, ROY AL 022 Rev: A, ROY AL 023 Rev: A, ROY AL 024, ROY AL 030 Rev: A, I526 02 Rev: A
3. 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.
4. 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.
5. 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.
6. The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents (staff) and visitors vehicles.

7. 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.
8. The recommendations of the Extended Phase 1 Habitat Survey ref: RT-MME-114455-01 shall be undertaken in full. Works shall not commence on the approved development until the further survey works are submitted to and agreed in writing by the Local Planning Authority. Should the surveys reveal the presence of Protected Species then a detailed mitigation strategy must be submitted to and agreed in writing by the Local Planning Authority. All works shall thereafter proceed in accordance with the approved strategy, unless otherwise agreed in writing by the Local Planning Authority.
9. Prior to the occupation of the development hereby approved, the Developer shall provide and implement a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, which shall include six one day travel vouchers for use with the relevant local public transport operator.
10. Prior to the occupation of the development hereby approved the details of the number, location and design of cycle parking facilities shall be submitted to and agreed in writing by the Local Planning Authority. The approved facilities shall be secure, convenient and covered and provided prior to first occupation of the development, and retained thereafter.