

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

**Committee:** Area Planning Subcommittee West   **Date:** 28 August 2013

**Place:** Council Chamber, Civic Offices, High Street, Epping   **Time:** 7.30 - 8.10 pm

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

**Other Councillors:**

**Apologies:** Mrs R Gadsby, Mrs P Smith and Ms S Stavrou

**Officers Present:** G Courtney (Planning Officer), L Trevillian (Planning Officer), A Hendry (Democratic Services Officer) and R Perrin (Democratic Services Assistant)

### **24. 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.

### **25. 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.

### **26. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting of the Sub-Committee held on 31 July 2013 be taken as read and signed by the Chairman as a correct record.

### **27. DECLARATIONS OF INTEREST**

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

### **28. ANY OTHER BUSINESS**

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

### **29. 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.

**30. 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/1566/13
<b>SITE ADDRESS:</b>	Mill House Betts Lane Nazeing Waltham Abbey Essex EN9 2DA
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Broadley Common, Epping Upland and Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/26/02 T2 - Willow - Fell
<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=552053](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=552053)

## CONDITIONS

- 1 The felling authorised by this consent shall be carried out only after the Local Planning Authority has received, in writing, 5 working days prior notice of such works.
- 2 Prior to the felling hereby agreed, the details of the replacement tree, or trees, of a number, species, size and in an appropriate position shall be approved in writing by the Local Planning Authority. The tree or trees shall then be planted within one month of the implementation as agreed, unless varied with the prior written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, dies or becomes seriously damaged or defective another tree 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.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1154/13
<b>SITE ADDRESS:</b>	15 Sun Street Waltham Abbey Essex EN9 1ER
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey South West
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed conversion, part rear ground floor demolition and rear extensions to create 3 no. one bedroom flats (C3) on the upper floors with a mixed use retail (A1) and Veterinary Surgery (S/G) use on the ground floor along with the retention of the existing pet grooming (S/G) use at the rear.
<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=550251](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=550251)

**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: 888 050, 888 051C, 888 052A
- 3 No development shall take 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 Additional drawings that show details of proposed new or altered shopfronts, by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and agreed in writing by the local planning authority prior to the installation or undertaking of any works to the existing shopfronts.
- 5 The premises fronting onto Sun Street, identified on Drawing No 888051C as 'shop' shall be used solely for either A1 (retail) or a mixed use of A1 (retail) and a veterinary surgery and the premises fronting onto Quaker Lane, identified on Drawing No.888051C as 'Pet Grooming' shall be used solely for either A1 (retail) or for a Pet Grooming use and for no other purpose (including any other purpose in any Class of the Schedule to the Town & Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order.

- 6 The rear court yard area shown on plan ref: 888 051C shall be provided prior to the first occupation of the development and shall be retained free of obstruction for a servicing area and for parking of an ambulance in connection with the veterinary use, unless otherwise agreed in writing with the Local Planning Authority.
- 7 No development, including works of demolition or site clearance, shall take place until a structural survey has been submitted to and agreed in writing by the Local Planning Authority showing what demolition works will occur on site and how the remainder of the building and the neighbouring buildings will be protected during the works. The development must thereafter be undertaken in accordance with the agreed details.
- 8 Prior to occupation of the site, details of the storage of waste and recycling for both the residential and commercial uses shall be submitted to and agreed in writing by the Local Planning Authority. The agreed waste and recycling storage must be installed prior to the occupation of the site and retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.
- 9 All building materials for the proposed development must enter the site from the rear via Quaker Lane.
- 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 18.00 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: 3**

<b>APPLICATION No:</b>	EPF/1208/13
<b>SITE ADDRESS:</b>	2 Takeleys Manor Cottages Upland Road Epping Upland Epping Essex IG7 6BF
<b>PARISH:</b>	Epping Upland
<b>WARD:</b>	Broadley Common, Epping Upland and Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Rebuilding of garage with revised orientation. Change of use of agricultural land to residential land to provide access to garage and construction of gravel drive.
<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=550476](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=550476)

**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 No's: 11/10, 11, 12 and the submitted location plan.
- 3 Materials to be used for the external finishes of the proposed development, shall be as detailed on the submitted plans and application forms, unless otherwise agreed in writing by the Local Planning Authority.
- 4 The proposed change of use from agricultural land to residential shall only relate to the area outlined in red and the remaining part of the site currently in agricultural use shall remain as such.
- 5 Prior to the first use of the vehicular access it shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall not be less than 3 metres and shall be retained at that width for at least 6.0m into the site and shall be provided with an appropriate dropped kerb vehicular crossing of the highway verge.
- 6 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary of the site.
- 7 Means to prevent the discharge of surface water from the development onto the highway shall be incorporated into the design of the accessway. The scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.

- 8 Any new gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway.

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