

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 20 May 2015
West

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

Members Present: Ms Y Knight (Chairman), A Mitchell MBE (Vice-Chairman), R Butler, D Dorrell, Mrs R Gadsby, Mrs H Kane, J Lea, Mrs G Shiell and Ms S Stavrou

Other Councillors:

Apologies: R Bassett, Mrs M Sartin and Mrs E Webster

Officers Present: J Godden (Principal Planning Officer), S Mitchell (PR Website Editor) and R Perrin (Democratic Services Assistant)

70. 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.

71. 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.

72. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 22 April 2015 be taken as read and signed by the Chairman as a correct record.

73. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor S Stavrou declared a personal interest in the following item of the agenda by virtue of the agent representing another matter for herself. The Councillors had determined that her interest was not prejudicial and she would stay in the meeting for the consideration of the application and voting thereon:

- EPF/0381/15 Tower nursery, Netherhall Road, Roydon, Harlow

74. ANY OTHER BUSINESS

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

75. DEVELOPMENT CONTROL

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

RESOLVED:

That, Planning applications numbered 1 – 6 be determined as set out in the annex to these minutes.

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/2990/14
SITE ADDRESS:	Middlebrook Industrial Estate Hoe Lane Nazeing Waltham Abbey EN9 2RJ
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Proposed extension to create three additional B1/B8 industrial units
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=572476

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 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.
- 3 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 11830-P001-A, P002-D, S001-A.
- 4 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 5 No development shall take place until details of 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.
- 6 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.

- 7 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tool. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
- 8 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 8 shall be undertaken without the prior written permission of the Local Planning Authority.
- 9 There shall be no external storage at the site at any time.
- 10 The rating level of noise emitted from the site shall not exceed the background noise level by more than 5dB(A).
- 11 The development hereby approved shall not operate outside the hours of 7.30 am to 6.00 pm Monday to Friday and 7.30 am to 1.00 pm Saturdays and at no time on Sundays or Bank Holidays.

Report Item No: 2

APPLICATION No:	EPF/0366/15
SITE ADDRESS:	Units 6 & 7 Millbrook Business Park Hoe Lane Nazeing Waltham Abbey Essex EN9 2RJ
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Continued use of units 6 and 7 for B1 (Business) and B8 (Storage and Distribution) purposes (variation of EPF/1249/00 to allow the units to operate for increased hours as detailed in the application forms).
DECISION:	Refuse Permission

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=573854

REASON FOR REFUSAL

- 1 The variation of condition 2 of EPF/1249/00 to allow longer hours of use including Sundays and Bank Holidays would result in a material increase in noise and disturbance to the occupants of the adjacent residential properties through the increased activity at the units and increased vehicle movements outside normal working hours. This is contrary to policies in the NPPF and adopted Local Plan and alterations policies CP2, DBE2, DBE9 and RP5A.

WAY FORWARD

Members suggested that a possible way forward would be to reduce the hours of operation, take out Sunday and bank holiday working and provide justification for the need to have longer hours.

Report Item No: 3

APPLICATION No:	EPF/0381/15
SITE ADDRESS:	Tower Nursery Netherhall Road Roydon Harlow Essex CM19 5JP
PARISH:	Roydon
WARD:	Roydon
DESCRIPTION OF PROPOSAL:	Demolition of existing glasshouses, erection of rear extension to existing packing shed and provision of additional off road lorry 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/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=573873

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: 3451/1, 3451/2, 3451/3, 3451/4, 3451/5, 3451/7, 3451/8
- 3 Materials to be used for the external finishes of the proposed development shall match those specified within the submitted application, 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 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tool. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
- 6 The parking areas shown on plan ref: 3451/2 shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of staff and visitors vehicles and lorries.

Report Item No: 4

APPLICATION No:	EPF/0438/15
SITE ADDRESS:	Deers Leap Pump Lane Epping Upland Epping Essex CM16 6PP
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	Timber framed building in garden.
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=573976

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 Materials to be used for the external finishes of the proposed development shall match those described as proposed in section 11 of the application form unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 5

APPLICATION No:	EPF/0532/15
SITE ADDRESS:	Conifers Epping Road Epping Upland Epping Essex CM16 6PR
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	Single storey front and side extension.
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=574216

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 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.
- 3 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.

Report Item No: 6

APPLICATION No:	EPF/0654/15
SITE ADDRESS:	The Pippins Epping Road Roydon Essex CM19 5DA
PARISH:	Roydon
WARD:	Roydon
DESCRIPTION OF PROPOSAL:	(i) Proposed vehicular access with walls and gates (ii) Erection of pedestrian gate.
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=574514

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 construction works above ground level shall take 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. The development shall be implemented in accordance with such approved details.
- 3 The redundant vehicle crossover shall be fully reinstated as highway verge within one month of the proposed access being brought into use.
- 4 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.
- 5 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 6 Any 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.
- 7 If any tree, shrub or hedge shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or

becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.