

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee West **Date:** 6 August 2008

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 8.23 pm

Members Present: J Wyatt (Chairman), Mrs P Brooks (Vice-Chairman), J Collier, Mrs R Gadsby, Mrs J Lea, W Pryor, Mrs M Sartin and Mrs E Webster

Other Councillors:

Apologies: R Bassett, Mrs A Cooper, Mrs P Smith and Ms S Stavrou

Officers Present: N Richardson (Principal Planning Officer), A Hendry (Democratic Services Officer) and S Mitchell (PR Website Editor)

16. 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.

17. 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.

18. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 25 June 2008 be taken as read and signed by the Chairman as a correct record.

19. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor Mrs E Webster and Councillor Mrs Brooks declared personal interests in agenda items 7 (2) (EPF/2627/07 Roydon Mill Leisure Park, High Street, Roydon) by virtue of being 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 item.

(b) Pursuant to the Council's Code of Member Conduct, Councillors Mrs P Brooks, Mrs R Gadsby, W Pryor and J Collier declared a personal interest in agenda

items 7 (4) (EPF/1055/08 8 Forest Close, High Beech, Waltham Abbey) by virtue of being members of the Waltham Abbey Town Council. 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.

20. ANY OTHER BUSINESS

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

21. 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.

22. 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

APPLICATION No:	EPF/0881/08
SITE ADDRESS:	Denver Lodge Waltham Road Nazeing Essex EN9 2EB
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Retention of 2 no. existing stables and 1 no. existing tack room and the addition of 2 no. new matching stables and 1 no. new matching tack room.
DECISION:	Grant Permission (With Conditions)

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 Prior to first use of the additional stables and tack room hereby approved, the external wood of the existing two stables and tack room and the external wood of the additional two stables and tack room are to be dark stained in accordance with details previously submitted to and approved in writing by the Local Planning Authority. They are to be retained as such thereafter.
- 3 Run off from washing down the stables and hard standing shall be discharged to a foul water system, and not to the surface water system. Details of the system shall be submitted to and approved by the Local Planning Authority. The approved drainage shall be retained and maintained while the site is in use.
- 4 Burning of manure and other animal waste is not to take place on the site.
- 5 Prior to commencement of works on the additional stables and tack room, full details of a scheme for manure storage and water run-off discharge from the manure heap are to be submitted to and approved in writing by the Local Planning Authority. The scheme shall ensure that manure is to be stored away from the curtilage boundary with neighbouring residential property and in a manner which does not give rise to nuisance from odour, flies or vermin, and run off is not to pollute any surface or ground waters. The development is to commence in accordance with the approved details and retained as such, unless otherwise agreed in writing by the Local Planning Authority.
- 6 All animal feed is to be stored in vermin proof containers and any spillages or discarded food are to be cleared away to minimise the attraction of rats and mice.

- 7 The stables hereby permitted are to be used only for the stabling of horses within the ownership of the occupants of Denver Lodge and are not to be used in connection with any business use, including livery.
- 8 There are to be no more than 5 horses housed on this site at any one time.

Report Item No: 2

APPLICATION No:	EPF/2627/07
SITE ADDRESS:	Roydon Mill Leisure Park High Street Roydon Harlow Essex CM19 5EJ
PARISH:	Roydon
WARD:	Roydon
DESCRIPTION OF PROPOSAL:	Introduction of new bases where 54 static caravans are to be replaced with 27 log cabins (single unit caravans). (For information and clarity this proposal duplicates part of application EPF/2230/07 which is currently under consideration)
DECISION:	Grant Permission (With Conditions)

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 on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The Arboricultural Method Statement shall include a tree protection plan to show the areas designated for the protection of trees, shrubs and hedges, hereafter referred to as Protection Zones. Unless otherwise agreed, the Protection Zones will be fenced, in accordance with the British Standard Trees in Relation to Construction-Recommendations (BS.5837:2005) and no access will be permitted for any development operation.

The Arboricultural Method Statement shall include all other relevant details, such as changes of level, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences. It shall also include the control of potentially harmful operations, such as burning, the storage, handling and mixing of materials, and the movement of people or machinery across the site, where these are within 10m of any designated Protection Zone.

The fencing, or other protection which is part of the approved Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works have been completed and all equipment, machinery and surplus materials removed from the site.

The Arboricultural Method Statement shall indicate the specification and timetable of any tree works, which shall be in accordance with the British Standard Recommendations for Tree Works (BS.3998: 1989).

The Arboricultural Method Statement shall include a scheme for the inspection and supervision of the tree protection measures. The scheme shall be appropriate to the scale and duration of the works and may include details of personnel induction and awareness of arboricultural matters; identification of individual responsibilities and key personnel; a statement of delegated powers; frequency, dates and times of inspections and reporting, and procedures for dealing with variations and incidents. The scheme of inspection and supervision shall be administered by a suitable person, approved by the Local Planning Authority but instructed by the applicant.

- 3 No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

If any tree 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 shall be planted at the same place, and that tree, shrub, or hedge shall be of such size, specification, and species, and should be planted at such time as may be specified in writing by the Local Planning Authority.

If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or 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.

- 4 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) have been submitted to an approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These 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 vehicle artefacts and structures, including signs and lighting and functional services above and below ground. 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.

- 5 Prior to the commencement of development the existing concrete bases shown to be removed shall be removed from the site.

Report Item No: 3

APPLICATION No:	EPF/1131/08
SITE ADDRESS:	Ambit Derby Road Roydon Harlow Essex EN11 0BG
PARISH:	Roydon
WARD:	Roydon
DESCRIPTION OF PROPOSAL:	Conversion of existing double garage to a self-contained annexe.
DECISION:	Grant Permission (With Conditions)

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.
- 3 The proposed development shall only be used as ancillary accommodation for the existing dwellinghouse and shall not be occupied as a unit separately from the dwelling known as Ambit, Derby Road, Roydon.

Report Item No: 4

APPLICATION No:	EPF/1055/08
SITE ADDRESS:	8 Forest Close High Beech Waltham Abbey Essex EN9 3QR
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach
DESCRIPTION OF PROPOSAL:	Two storey side and single storey front and rear extensions. (Revised application)
DECISION:	Grant Permission (with conditions

The Committee considered there were very special circumstances in this case to outweigh principle harm to the Metropolitan Green Belt because virtually all the other properties in this built-up enclave had extended in a similar fashion.

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 extension, shall match those of the existing building.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the development hereby permitted without the prior written approval of the Local Planning Authority.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting that Order) no enclosure or balcony shall be formed at any time on any part of the roof of the rear extension hereby approved without the prior written approval of the Local Planning Authority.

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