

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee West **Date:** 27 August 2008

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 8.55 pm

Members Present: J Wyatt (Chairman), Mrs P Brooks (Vice-Chairman), J Collier, Mrs J Lea, Mrs M Sartin, Mrs P Smith, A Watts and Mrs E Webster

Other Councillors:

Apologies: R Bassett, Mrs A Cooper, Mrs R Gadsby, W Pryor and Ms S Stavrou

Officers Present: J Shingler (Senior Planning Officer), A Hendry (Democratic Services Officer) and M Jenkins (Democratic Services Assistant)

23. 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.

24. 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.

25. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 6 August 2008 be taken as read and signed by the Chairman as a correct record.

26. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor A Watts declared personal interest in agenda items 7 (4) (EPF/1182/08 Former Freddie's, Sewardstone Road, Waltham Abbey). The Councillor declared that his interest was prejudicial and indicated that he would leave the meeting during the consideration and voting on the items.

(b) Pursuant to the Council's Code of Member Conduct, Councillors Mrs E Webster and Mrs P Brooks declared a personal interests in agenda item 7 (5) (White Water Canoe Centre, Borough of Broxbourne) 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.

(c) Pursuant to the Council's Code of Member Conduct, Councillor Mrs P Brooks declared a personal interest in agenda items 7 (3) (EPF/1118/08 20 Sun Street, Waltham Abbey) and 7 (4) (EPF/1182/08 Former Freddie's, Sewardstone Road, Waltham Abbey) by virtue of being a member of the Town Council. The Councillor declared that her interests were not prejudicial and indicated that she would remain in the meeting during the consideration and voting on the item.

(d) Pursuant to the Council's Code of Member Conduct, Councillor J Collier declared a personal interest in agenda items 7 (3) (EPF/1118/08 20 Sun Street, Waltham Abbey) by virtue of being a member of the Town Council. 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.

27. ANY OTHER BUSINESS

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

28. DEVELOPMENT CONTROL

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

RESOLVED:

That, Planning applications numbered 1 – 5 be determined as set out in the annex to these minutes.

29. 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/1208/08
SITE ADDRESS:	40 Church Mead Roydon Essex CM19 5EY
PARISH:	Roydon
WARD:	Roydon
DESCRIPTION OF PROPOSAL:	Double storey side extension on west flank of existing dwelling and loft conversion.
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 occupation of the building hereby approved the proposed window openings in first floor west facing elevation shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 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 west facing wall of the extension hereby permitted without the prior written approval of the Local Planning Authority.
- 4 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

Report Item No: 2

APPLICATION No:	EPF/1265/08
SITE ADDRESS:	7 Bakery Close Roydon Harlow Essex CM19 5HD
PARISH:	Roydon
WARD:	Roydon
DESCRIPTION OF PROPOSAL:	Garage extension and part conversion to create office.
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 extension, shall match those of the existing building.
- 3 Prior to commencement of development, details shall be submitted to and agreed in writing by the Local Planning Authority for the protection of the fronting hedge (shown to be retained on the approved plan) during construction and for its retention thereafter, or for the planting of a replacement hedge following construction. The works shall then be carried out in accordance with these agreed details.

Report Item No: 3

APPLICATION No:	EPF/1118/08
SITE ADDRESS:	20 Sun Street Waltham Abbey Essex EN9 1EE
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Conversion and extension to existing building and new build block to rear of site to provide a total of 10 flats. (Revised application)
DECISION:	Deferred

This application was deferred in order that the committee could receive more information from Officers.

Report Item No: 4

APPLICATION No:	EPF/1182/08
SITE ADDRESS:	Former Freddie's Sewardstone Road Waltham Abbey Essex E4 7RG
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach
APPLICANT:	Mr Rahim Karim-Dhanani
DESCRIPTION OF PROPOSAL:	Erection of a two storey care home. C2 use. (Alternative design to previously approved scheme)
RECOMMENDED 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 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 4 Prior to first occupation of the building hereby approved the proposed window openings in the first floor northern wall of the 'link block' (shown as serving a quiet lounge and office/nurse station on plan Ref: A3001 05 Rev: C) shall be fitted with obscured glass and have fixed frames with top hung night vents only, and shall be permanently retained in that condition.
- 5 Details of foul and surface water disposal shall be submitted to and approved by the Local Planning Authority before any work commences and the development shall be implemented in accordance with such agreed details.
- 6 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.

- 7 Before the occupation or use of any phase or part of the development, whichever is the soonest, a Landscape Management Plan (LMP) shall be submitted to and approved by the LPA.

The LMP shall contain a statement of the long-term aims and objectives covering all elements of the implementation of the agreed landscape scheme and full details of all management and establishment operations over a five-year period, unless otherwise agreed in writing by the LPA. It shall also include details of the relevant management, and supervisory responsibilities.

The LMP shall also include provision for a review to be undertaken before the end of the five year period. A revised LMP shall be submitted for the agreement of the LPA before five years has expired. The revised details shall make similar provisions for the long term maintenance and management of the landscape scheme. The revised scheme shall also make provision for revision and updating.

The provisions of the LMP, and subsequent revisions shall be adhered to and any variation shall have been agreed beforehand in writing by the LPA. No trees, shrubs, hedges or other plants shall be removed for the duration of the Landscape Management Scheme or its revisions, without the prior written approval of the LPA.

Any trees, shrubs, hedges or other plants being so removed shall be replaced in the first available planting season by an equivalent replacement or replacements to the satisfaction of the LPA. Management of the landscape scheme in accordance with the LMP or their agreed revisions shall not cease before the duration of the use of the development unless agreed in writing by the LPA.

- 8 No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.
- 9 Prior to the commencement of the development details of the proposed surface materials for the parking area shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
- 10 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.
- 11 Prior to occupation of the development hereby permitted the design of the bicycle parking facilities shall be submitted and agreed in writing by the Local Planning Authority.
- 12 Prior to commencement of development, including demolition or site clearance works, a phased contaminated land investigation shall be undertaken to assess the presence of contaminants at the site in accordance with an agreed protocol as below. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance works adopted.

Prior to carrying out a phase 1 preliminary investigation, a protocol for the investigation shall be agreed in writing with the Local Planning Authority and the completed phase 1 investigation shall be submitted to the Local Planning Authority upon completion for approval.

Should a phase 2 main site investigation and risk assessment be necessary, a protocol for this investigation shall be submitted to and approved by the Local Planning Authority before commencing the study and the completed phase 2 investigation with remediation proposals shall be submitted to and approved by the Local Planning Authority prior to any remediation works being carried out.

Following remediation, a completion report and any necessary maintenance programme shall be submitted to the Local Planning Authority for approval prior to first occupation of the completed development.

- 13 Prior to the premises being brought into use for the purpose hereby permitted, a scheme providing for the adequate storage of both clinical and other refuse from this use shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be carried out and thereafter retained at all times.
- 14 A flood risk assessment 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 programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment.

- 15 Deliveries and collections to and from the completed development shall be restricted to between: 08.00 and 18.00 hours Monday to Friday 09.00 and 14.00 hours Saturdays No deliveries or collections on Sundays or Bank Holidays (This includes waste collections)
- 16 The Public Footpath, as indicated on plan Ref: A3001 04. shall be maintained at its current width with no encroachment or obstruction to its use.

Report Item No: 5

This report related to an application within the Borough of Broxbourne that, given its location adjoining the district boundary, had been forwarded to Epping Forest District Council for comments. Due to the scale and wider implications of this proposal it was deemed appropriate to bring the consultation to committee for comment.

The Sub-committee determined to write to Essex County Council Highways expressing concern and requesting that lorry routing avoid Honey Lane, Sewardstone Road, Parklands and Crooked Mile, and to respond to the Borough of Broxbourne raising no objection subject to traffic routing and to County Highway raising no objection to both the Olympic Phase and the Legacy Phase.

It was also requested that County's response be reported back to the Sub-committee.