

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee West **Date:** 8 October 2008

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 8.06 pm

Members Present: J Wyatt (Chairman), Mrs P Brooks (Vice-Chairman), R Bassett, J Collier, Mrs J Lea, W Pryor, Mrs M Sartin, Mrs P Smith and Ms S Stavrou

Other Councillors:

Apologies: Mrs A Cooper, Mrs R Gadsby, A Watts and Mrs E Webster

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

37. 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.

38. 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.

39. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 17 September 2008 be taken as read and signed by the Chairman as a correct record.

40. DECLARATIONS OF INTEREST

Pursuant to the Council's Code of Member Conduct, Councillors Mrs P Brooks, Ms S Stavrou, W Pryor and J Collier declared personal interests in agenda items 7 (3) (EPF/0687/08 Sweet News, 3 Market Square, Waltham Abbey) by virtue of being a members of the Waltham Abbey Town Council Planning Committee. 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 items.

41. ANY OTHER BUSINESS

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

42. 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.

43. 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/1452/08
SITE ADDRESS:	1 The Mead Nazeing Essex EN10 6SS
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Erection of a block of 6 self-contained flats. Amendment to previously approved apartment block (EPF/436/07) to provide additional unit within roof.
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 until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 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 or dormer windows, other than those expressly authorised by this permission, shall be constructed in or on the south-east facing side elevation to the building.
- 4 Prior to the commencement of the development, a flood risk assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall include measures to manage any risk of flooding. The development shall thereafter be carried out in accordance with the approved assessment and any measures to manage the risk of flooding shall be permanently retained as approved.
- 5 There shall be no raising of existing ground levels on the site unless as specified in the approved flood risk assessment required by condition 4.
- 6 None of the flats hereby approved shall be occupied until surface water drainage works have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority before any development commences. Such works shall thereafter be permanently retained.

- 7 Details of the measures to be taken to prevent material from vehicles leaving the site being deposited on the public highway during the construction works shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The approved measures shall be carried out and retained for the duration of the construction period.
- 8 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping which shall include indications of all existing trees and details of any to be retained, together with measures for their protection during the course of development and a timetable for the implementation of landscaping works. The development shall proceed in accordance with the approved scheme.
- 9 Notwithstanding the siting of the gates shown on drawing number 448016A, any gates at the entrance to the car parking area shall be set back at least 4.8 metres into the site from the access road to the industrial estate.
- 10 Prior to first occupation of the building hereby approved the proposed window openings in the first and second floor windows within the southern elevation shall be fitted with obscured glass and have fixed frames, unless the parts of the window that can be opened are more than 1.7m above the floor of the room in which the window is installed, and shall be permanently retained in that condition.

Report Item No: 2

APPLICATION No:	EPF/1653/08
SITE ADDRESS:	Three Dees Nursery Reeves Lane Roydon HARLOW CM19 5LE
PARISH:	Roydon
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	Change of use of former nursery building to fireplace showroom.
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The premises shall be used solely for a fireplace showroom and for no other purpose (including any other purpose in Class A1 of the Schedule to the Town & Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order.

Report Item No: 3

APPLICATION No:	EPF/0687/08
SITE ADDRESS:	Sweet News 3 Market Square Waltham Abbey Essex EN9 1DL
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Change of use from A1 retail to A5 hot food take away and insertion of extraction flue. (Revised application)
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 Adequate provision for foul drainage from the kitchen shall be submitted to and approved by the Local Authority. Drains serving the kitchen in the development shall be fitted with a grease separator, as detailed in the Building Regulations 2000, Approved Document H (Drainage and waste disposal), to comply with prEN 1825-1 and designed in accordance with prEN 1825-2 (Installations for separation of grease) or other effective means of grease removal. The approved drainage shall be retained and maintained while the site is in use.
- 3 Equipment shall be installed to suppress and disperse cooking/food preparation fumes and smell to a minimum. The equipment shall be effectively operated and maintained for so long as the use continues. Details of the equipment shall be submitted and approved by the Local Planning Authority and the equipment shall be in full working order to the satisfaction of the Local Planning Authority prior to the commencement of use.
- 4 Prior to the premises being brought into use for the purpose hereby permitted, a scheme providing for adequate storage of refuse from this use shall be submitted and approved by the Local Planning Authority. The scheme shall be carried out and thereafter retained at all times.