

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

**Committee:** Area Planning Subcommittee West   **Date:** 14 January 2009

**Place:** Council Chamber, Civic Offices,   **Time:** 7.30 - 8.43 pm  
High Street, Epping

**Members Present:** J Wyatt (Chairman), Mrs P Brooks (Vice-Chairman), R Bassett, Mrs A Cooper, Mrs R Gadsby, Mrs P Smith, Ms S Stavrou, A Watts and Mrs E Webster

**Other Councillors:**

**Apologies:** Mrs J Lea and Mrs M Sartin

**Officers Present:** J Shingler (Senior Planning Officer), A Hendry (Democratic Services Officer) and R Perrin (Democratic Services Assistant)

### **9. 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.

### **10. 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.

### **11. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting of the Sub-Committee held on 10 December 2008 be taken as read and signed by the Chairman as a correct record.

### **12. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillors Mrs P Brooks and Mrs R Gadsby declared a personal interest in agenda items 7(4) (EPF/2159/08 - Land r/o of Lea Valley Nursery, Crooked Mile, Waltham Abbey) and 7(5) (EPF/2254/08 – Metropolitan Police Training Centre, Lippitts Hill, Loughton) by virtue of being 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.

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs A Cooper declared a personal interest in agenda items 7 (1) (EPF/2078/08, Mamelons Farm, Waltham Road, Nazeing) by virtue of being a Parish Councillor. 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 items.

(c) Pursuant to the Council's Code of Member Conduct, Councillor Mrs S Stavrou declared a personal interest in agenda items 7 (1) (EPF/2254/08, Metropolitan Police Training Centre, Lippitts Hill, Loughton) by virtue of being a member of the Waltham Abbey Town Council Planning Committee and being a neighbour of the application site. 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 items.

**13. ANY OTHER BUSINESS**

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

**14. 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.

**15. 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/2078/08
<b>SITE ADDRESS:</b>	Mamelons Farm Waltham Road Nazeing Essex EN9
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Broadley Common, Epping Upland and Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Variation of condition 7 on planning approval EPF/1548/98 to allow increase of maximum number of gypsy pitches allowed from 20 to 24.
<b>DECISION:</b>	Grant Permission (With Conditions)

**CONDITIONS**

- 1 Occupation of the caravans at the site shall be limited to members of the applicant's family.
- 2 The pitches hereby approved shall be occupied by no more than one caravan for each pitch.
- 3 The total number of caravans on the overall site shall not exceed 24.
- 4 The site shall not be used for any commercial, industrial or retail purposes.
- 5 This consent shall inure for a temporary period of 3 years at which time the maximum number of caravans at the site shall revert to 20.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/2110/08
<b>SITE ADDRESS:</b>	Netherhouse Farm Sewardstone Road Waltham Abbey Essex E4 7RJ
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey High Beach
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of buildings and structures, construction of 40 residential units with 205 sqm industrial use. Restoration of listed barn and conversion to commercial use and landscape improvements.
<b>DECISION:</b>	Withdrawn by Applicant

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/2111/08
<b>SITE ADDRESS:</b>	Netherhouse Farm Sewardstone Road Waltham Abbey Essex E4 7RJ
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey High Beach
<b>DESCRIPTION OF PROPOSAL:</b>	Grade II listed building application for the demolition of buildings and structures and the restoration of listed barn and conversion to commercial use and landscape improvements.
<b>DECISION:</b>	Withdrawn by Applicant

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/2159/08
<b>SITE ADDRESS:</b>	Land Rear of Lea Valley Nursery Crooked Mile Waltham Abbey Essex
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey North East
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use of existing sheds to warehousing and industrial use (classes B1c, B2, and B8 with associated parking.
<b>DECISION:</b>	Grant Permission (With Conditions)

**CONDITIONS**

- 1 This consent shall inure for a limited period expiring 3 year(s) from the date of this Notice, at which time the development permitted by this Notice shall be discontinued.
- 2 The development hereby permitted shall not be open to customers/users, and no deliveries shall be taken at or despatched from the site, outside the hours of 08:00 to 19:00 on Mondays to Fridays, 09:00 to 14:00 on Saturdays and not at all on Sundays or public holidays.
- 3 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 staff and visitors vehicles and there shall be no overnight parking of Heavy Goods Vehicles on the site.
- 4 Vehicles entering and leaving the site in connection with the use hereby approved shall use only the central access indicated within the site area on drawing no. 830/2.
- 5 There shall be no external storage of goods or materials in connection with the use hereby approved.
- 6 Details of any additional external lighting of the site shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
- 7 Notwithstanding the submitted drawing, the radius of the improved bellmouth shown on drawing no. 8053/2 shall be increased from 8 metres to 9 metres.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/2254/08
<b>SITE ADDRESS:</b>	Metropolitan Police Training Centre Lippitts Hill Loughton Essex IG10 4AL
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey High Beach
<b>DESCRIPTION OF PROPOSAL:</b>	Replacement fuel storage tank
<b>DECISION:</b>	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 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

Any tree dying within 5 years shall be replaced in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

- 3 The tanks hereby approved shall be finished in Green (RAL6002) as detailed in the application, unless otherwise agreed in writing by the Local Planning Authority.
- 4 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.

- 5 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the 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.
- 6 No development shall commence until details of a method of protection during construction for the anti-tank barriers (Scheduled Monuments) at the site entrance has been submitted to and approved in writing by the Local Planning Authority. Any construction and demolition shall be carried out in accordance with the approved methodology.