

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee West **Date:** 4 February 2009

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

Members Present: J Wyatt (Chairman), Mrs P Brooks (Vice-Chairman), R Bassett, Mrs A Cooper, Mrs M Sartin and Mrs P Smith

Other Councillors:

Apologies: J Collier, Mrs R Gadsby, Mrs J Lea, W Pryor, Ms S Stavrou, A Watts and Mrs E Webster

Officers Present: J Shingler (Senior Planning Officer), M Jenkins (Democratic Services Assistant) and D Clifton (Principal Housing Officer [IT])

16. 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.

17. 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.

18. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 14 January 2009 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 P Smith declared a personal interest in the following application by virtue of being a member of Epping Upland Parish Council, but not a member of the Parish Council Planning Committee. However the Councillor also declared a prejudicial interest in that she occupied a neighbouring property to the site in question and she had been consulted regarding the proposed development. She indicated that she would leave the meeting during the consideration and voting thereon:

- EPF/2372/08 Sumners Farm, Epping Road, Epping Upland, Epping CM16 6PX

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs A Cooper declared a personal interest in the following application by virtue of being a member of the Parish Council. The Councillor declared that her interest was not prejudicial and indicated that she would remain in the meeting during the consideration and voting thereon:

- EPF/2200/08 Spinney Nursery, Hoe Lane, Nazeing, Essex EN9 2RJ

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 - 3 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/2372/08
SITE ADDRESS:	Sumners Farm Epping Road Epping Upland Epping Essex CM16 6PX
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	Change of use of agricultural building to pelleting of polyethylene piping use with associated parking space.
DECISION:	Granted 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 premises shall be used solely for pelleting of polyethylene piping as described in the application and for no other purpose (including any other purpose in Class B 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.
- 3 The change of use hereby permitted shall not be open to customers, staff, or for deliveries outside the hours of 08:00 to 18:00 on Mondays to Fridays, and not at all on Saturdays, Sundays or Bank/Public holidays.
- 4 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.
- 5 There shall be no open storage or external working other than loading/unloading in connection with the use hereby approved.

Report Item No: 2

APPLICATION No:	EPF/2200/08
SITE ADDRESS:	Spinney Nursery Hoe Lane Nazeing Essex EN9 2RJ
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Removal of agricultural occupancy condition on EPF/938/73
DECISION:	Granted Permission

CONDITIONS

NONE

Report Item No: 3

APPLICATION No:	EPF/2257/08
SITE ADDRESS:	Broadley Garage Epping Road Roydon Harlow Essex EN9 2DH
PARISH:	Roydon
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	Extension to MOT workshop.
DECISION:	Granted 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 and samples shall be submitted and approved in writing by the Local Planning Authority prior to the commencement of development.
- 3 All surface water within the curtilage of the site that may be polluted, should pass through an interceptor tank to remove any oil, petrol or other pollutants, before discharging to the surface water system. The installation of such a system, including an adequate impermeable surface, should be agreed in writing with the Local Planning Authority prior to the commencement of work and should be installed and maintained as agreed.

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