

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

**Committee:** Area Plans Subcommittee D                      **Date:** Wednesday, 20 April 2005

**Place:** Waltham Abbey Town Hall, Waltham Abbey                      **Time:** 7.30 - 8.50 pm

**Members Present:** Mrs D Borton (Chairman), Mrs P Brooks, R Chidley, J Demetriou, J Lea, P McMillan, Mrs M Sartin, Mrs P Smith and D Spinks

**Other Councillors:** (none)

**Apologies:** Ms S Stavrou, Mrs R Gadsby and R Haines

**Officers Present:** Barry Land (Assistant Head of Planning and Economic Development), Stefan Solon (Principal Planning Officer) and Adrian Hendry (Democratic Services Officer)

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### **74. 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.

### **75. Minutes**

#### **RESOLVED:**

That the minutes of the meeting of the Sub-Committee held on 23 March 2005 be taken as read and signed by the Chairman as a correct record.

### **76. Declarations of Interest**

(a) Pursuant to the Council's Code of Member Conduct, Councillor Mrs D Borton declared personal interests in agenda items 7 (1,2 & 3) (EPF/2200/04 Moss Nursery, Sedge Green, Nazeing; EPF/612/03 Merryweather Nursery, Reeve Lane, Roydon; EPF/248/02 Tylers Cross Nursery, Epping Road, Roydon), by being the ward member for that area. 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.

(b) Pursuant to the Council's Code of Member Conduct, Councillor P McMillan declared a personal interest in agenda items 7 (5) (EPF/422/05 Stables, Lippits Hill, High Beach, Waltham Abbey). 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.

(c) Pursuant to the Council's Code of Member Conduct, Councillor R Chidley declared personal interests in agenda items 7 (4 & 5) (A/EPF/240/05 Former PBI Site, Sewardstone Road, Waltham Abbey; EPF/422/05 Stables, Lippits Hill, High Beach, Waltham Abbey). The Councillor declared that his interests were prejudicial and indicated that he would leave the meeting during the consideration and voting on the items.

**77. Any Other Business**

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

**78. 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.

**79. Delegated Decisions**

The Sub-Committee noted that schedules of planning applications determined by the Head of Planning Services under delegated authority since the last meeting of an Area Plans Sub-Committee could be inspected in the Member's Room or at Planning Services at the Civic Offices.

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1. **APPLICATION NO:** EPF/2200/04 **PARISH** Nazeing

**SITE ADDRESS:**

Moss Nursery, Sedge Green, Nazeing

**DESCRIPTION OF PROPOSAL:**

Retention of second mobile home.

**GRANTED SUBJECT TO: The Lee Valley Park Authority withdrawing objection**

1. This consent shall inure solely for the benefit of the applicant Noah Spencer and any resident dependants and for no other person or persons.
2. Prior to development adequate provision for foul drainage shall be submitted to and approved by the Local Authority. The approved drainage shall take place prior to occupation.

2. **APPLICATION NO:** EPF/612/03 **PARISH** Roydon

**SITE ADDRESS:**

Merryweather Nursery, Reeves Lane, Roydon.

**DESCRIPTION OF PROPOSAL:**

Extension to approved packing shed and modifications to accommodate combined heat and power unit and erection of external plant associated with the heat and power equipment.

**GRANTED SUBJECT TO:**

1. The rating level of noise (as defined by BS 4142:1997) emitted from the permitted building and CHP unit shall not exceed 5dB(A) above the prevailing background noise level. The measurement position and assessment shall be made according to BS 4142:1997.
2. Notwithstanding the details of external plant shown on the submitted plans, full details of size, location and external appearance of the heat storage vessels existing and proposed shall be submitted within 3 months of the date of this notice to the Local Planning Authority for approval and the development shall be completed only in accordance with these approved details.

3. **APPLICATION NO:** EPF/248/02 **PARISH** Roydon

**SITE ADDRESS:**

Tylers Cross Nursery, Epping Road, Roydon

**DESCRIPTION OF PROPOSAL**

Use of land for the stationing of one residential mobile home.

**GRANTED SUBJECT TO:**

1. This consent shall inure solely for the benefit of the applicant William Breaker and for no other person or persons.

4. **APPLICATION NO:** A/EPF/240/05 **PARISH** Waltham Abbey

**SITE ADDRESS:**

Former PBI site, Sewardstone Road, Waltham Abbey

**DESCRIPTION OF PROPOSAL:**

Erection of internally illuminated 4m gantry sign on Sewardstone Road frontage south of Thrift Cottage.

**REFUSE:**

1. The proposed display would, by reason of size, illumination and proximity to residential properties, result in harm to amenities enjoyed by the occupiers of those properties, contrary to policy DBE13 of the adopted Local Plan.

5. **APPLICATION NO:** EPF/422/05 **PARISH** Waltham Abbey

**SITE ADDRESS:**

Stables, Lippitts Hill, High Beach, Waltham Abbey

**DESCRIPTION OF PROPOSAL:**

Outline application for the demolition of stables and associated area; erection of two detached dwellings.

The Committee were informed of the receipt of 4 further letters of objection.

**Referred to District Development Control Committee with strong recommendation to GRANT.**