

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

**Committee:** Area Planning Subcommittee West      **Date:** Wednesday, 9 September 2009

**Place:** Council Chamber, Civic Offices, High Street, Epping      **Time:** 7.30 - 8.45 pm

**Members Present:** J Wyatt (Chairman), R Bassett, Mrs A Cooper, Mrs R Gadsby, Mrs J Lea, W Pryor (Vice-Chairman), Mrs M Sartin, Mrs P Smith and A Watts

**Other Councillors:**

**Apologies:** Mrs P Brooks, A Clark, J Collier, Ms S Stavrou and Mrs E Webster

**Officers Present:** J Shingler (Senior Planning Officer), C Neilan (Conservation Officer), S Mitchell (PR Website Editor), S G Hill (Senior Democratic Services Officer) and R Perrin (Democratic Services Assistant)

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### **24. 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.

### **25. 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.

### **26. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting of the Sub-Committee held on 19 August 2009 be taken as read and signed by the Chairman as a correct record.

### **27. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillor R Bassett declared a personal interest in the following item of the agenda by virtue of being the Ward Member. The Councillor had determined that his interest was not prejudicial and he would stay in the meeting for the consideration of the application and voting thereon:

- Dobbs Weir Quarry, Nazeing New Road, Broxbourne, Herts, EN10 6TD

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

- Dobbs Weir Quarry, Nazeing New Road, Broxbourne, Herts, EN10 6TD

(c) Pursuant to the Council's Code of Member Conduct, Councillor Mrs M Sartin declared a personal interest in the following item of the agenda by virtue of being a Council representative of the Lea Valley Park Authority. The Councillor had determined that her interest was not prejudicial and she would stay in the meeting for the consideration of the application and voting thereon:

- Dobbs Weir Quarry, Nazeing New Road, Broxbourne, Herts, EN10 6TD

## **28. ANY OTHER BUSINESS**

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

## **29. DEVELOPMENT CONTROL**

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

### **RESOLVED:**

That, planning applications be determined as set out in these minutes.

## **30. ADDITIONAL PLANNING APPLICATION - MOORLANDS, BURT ROAD**

The Sub-Committee considered the application for planning permission.

### **RESOLVED:**

That, the planning application be determined as set out in these minutes.

## **31. DOBBS WEIR QUARRY, NAZEING NEW ROAD, BROXBOURNE, HERTS, EN10 6TD**

The Principle Planning Officer presented a report on a planning application submitted to Hertfordshire County Council regarding Dobbs Weir Quarry with the proposed mineral extraction and processing including a North-Eastern extension with restoration to a flood plain habitat using suitable inert materials and the retention of a concrete batching plant. Epping Forest District Council had been consulted owing to the sites adjoining District boundaries.

The sub-committee discussed the application and requested that officers respond to Hertfordshire County Council in writing and attend the relevant meeting to represent Epping Forest District Council views and concerns.

### **RESOLVED:**

That, officers respond to the consultation in writing and represent EFDC at the Hertfordshire County Council planning meeting with the following comments;

- Access, traffic and HGV movements: request that all HGV access is from Essex Road to the North of the site and that HGVs can only turn left out of the site. Essential that Southern access is not used. Requested that the applicant be advised to look into transporting materials by barge on the River Lea to reduce traffic impact.
- Concerns raised with regard to noise and dust disturbance. Need strict conditions and enforcement to protect neighbouring amenity. Concern over noise from reversing lorries.
- Concerned that supporting documents do not include 'discussion of impacts on Epping Forest District'.
- Wish to ensure that the 106 agreement will provide mitigation to neighbours for the effects of noise, dust and vibration. Possible monies for local road improvements and lorry restrictions.
- Concerned that the Hydrology report does not provide site specific details and that there could be considerably impacts on the water table. (Members requested that EFDC Land Drainage be consulted on the Hydrology report and that their comments are incorporated in the Council's response.
- Request clarification that there will be no working at all on site on Sundays and Bank Holidays.

### **32. 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**

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# Minute Item 29

## Report Item No: 1

<b>APPLICATION No:</b>	EPF/1086/09
<b>SITE ADDRESS:</b>	Hunters Lodge Old House Lane Nazeing Essex EN9 2LJ
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Removal of agricultural occupancy condition attached to planning approval EPO/896/73.
<b>DECISION:</b>	Grant Permission

### CONDITIONS

None

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1206/09
<b>SITE ADDRESS:</b>	Disused pumping station Rear of 18 Stoneyshotts Waltham Abbey Essex EN9
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey Honey Lane
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of disused pumping station and erection of a new build detached 3 bed house. (Revised application)
<b>DECISION:</b>	Withdrawn from Agenda

# Minute Item 30

## Report Item No: 3

<b>APPLICATION No:</b>	EPF/1969/08
<b>SITE ADDRESS:</b>	Moorlands Bury Road Waltham Abbey Essex E4 7QL
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey High Beach
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/11/02  T4 Oak - Fell.
<b>DECISION:</b>	Grant Permission (With Conditions)

### CONDITIONS

- 1 A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted, and shall be inspected by the Local Planning Authority and agreed to be in accordance with the details prior to implementation of the felling hereby agreed, unless varied with a written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies, or becomes seriously damaged and defective another tree of the same species and size of that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

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