

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Plans Subcommittee D **Date:** 6 July 2005

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 9.20 pm
High Street, Epping

Members Present: Ms S Stavrou (Chairman), Mrs P Smith (Vice-Chairman), Mrs D Borton, Mrs P Brooks, R Chidley, Mrs R Gadsby, R Haines, Mrs J Lea, L McKnight, P McMillan, Mrs M Sartin and D Spinks

Other Councillors: (none)

Apologies: R D'Souza

Officers Present: S Solon (Principal Planning Officer) and A Hendry (Democratic Services Officer)

8. 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.

9. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 8 June 2005 be taken as read and signed by the Chairman as a correct record.

10. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor Mrs D Borton declared a personal interest in agenda items 6 (1) (EPF/327/05, Crossways, 1 Middle Street, Nazeing) and 6(2) (EPF/725/05, Bucks Farm, Hoe Lane, Nazeing). 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 item.

11. ANY OTHER BUSINESS

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

12. 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.

13. 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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2. Details of foul water disposal shall be submitted to and approved by the Local Planning Authority and the agreed scheme shall be installed prior to the first use of the building for the use hereby approved.
3. The use hereby approved shall operate only between the hours of 08.30 and 18.00 hours Monday to Friday and no dogs shall be kept at the premises overnight.

3. **APPLICATION NO:** EPF/785/05 **PARISH** Roydon

SITE ADDRESS:

Villa Nursery, Reeves Lane, Roydon

DESCRIPTION OF PROPOSAL

Change of use of horticultural site to a mixed use of horticulture and packing and distribution use.

REFUSED:

The traffic generated by the use would lead to conditions prejudicial to the safe and free flow of traffic on roads in the locality contrary to Policy T17 of the Epping Forest District Local Plan, adopted January 1998.

4. **APPLICATION NO:** EPF/216/05 **PARISH** Waltham Abbey

SITE ADDRESS:

Former PBI site, Sewardstone Road, Waltham Abbey

DESCRIPTION OF PROPOSAL:

Approval of details regarding opening hours of;

- (a) Tesco retail store.
- (b) Petrol filling station.
- (c) Service yard and;
- (d) Recycling area.

AGREED:

That Tescos be informed that the proposed hours of opening of the retail store, petrol filling station, recycling centre and service yard, and times of associated operations, are acceptable to the Council on the basis of a trial period. Immediately after 3 months Tescos will carry out a review of the impact of the store on residents' amenity, and submit a report of the review to the Council. Following consideration of this and further consultation with local residents a report by officers will be placed before Committee recommending appropriate hours of opening on a permanent basis.

