

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee West **Date:** Wednesday, 31 March 2010

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 8.01 pm

Members Present: J Wyatt (Chairman), Mrs P Brooks (Vice-Chairman), Mrs R Gadsby, Mrs J Lea, Mrs M Sartin and Ms S Stavrou

Other Councillors:

Apologies: R Bassett, A Clark, J Collier, W Pryor, Mrs P Smith, A Watts and Mrs E Webster

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

78. 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.

79. 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.

80. Minutes

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 17 February 2010 be taken as read and signed by the Chairman as a correct record.

81. Declarations of Interest

(a) Pursuant to the Council's Code of Member Conduct, Councillor Mrs P Brooks declared personal interest in agenda items 7 (2) (EPF/0002/10 1A Honey Lane, Waltham Abbey) by virtue of being a personal friend of the objector. The Councillor declared that her interests were prejudicial and indicated that she would leave the meeting during the consideration and voting on the item.

(b) Pursuant to the Council's Code of Member Conduct, Councillors Ms S Stavrou and Mrs M Sartin declared a personal interest in agenda item 7 (1) (EPF/1784/10 Low Hill Nursery, Sedge Green, Roydon) by virtue of being members of the Lea Valley Regional Park Authority. 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 item.

82. Any Other Business

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

83. 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.

84. 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/1784/09
SITE ADDRESS:	Low Hill Nursery Sedge Green Roydon Essex CM19 5JS
PARISH:	Nazeing Roydon
WARD:	Lower Nazeing Roydon
DESCRIPTION OF PROPOSAL:	Proposed demolition of timber structure and erection of 2 new glasshouses at Low Hill Nursery.
DECISION:	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 Details of surface water storage and disposal shall be submitted to and approved by the Local Planning Authority before any work commences and the development shall be implemented in accordance with such agreed details.
- 3 The development, including site clearance, must not commence until a further 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 additional drawing shall clearly indicate the location of protective fencing.

The trees must be protected in accordance with the agreed details throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.
- 4 The public's rights and ease of passage over public footpath no.28 Nazeing shall be maintained free and unobstructed at all times.
- 5 The glasshouses shall be fully removed at the end of their use and the land returned to its original condition, subject to policy E13C of the Local Plans and Alterations.

Report Item No: 2

APPLICATION No:	EPF/0002/10
SITE ADDRESS:	1A Honey Lane Waltham Abbey Essex EN9 3AH
PARISH:	Waltham Abbey
WARD:	Waltham Abbey Honey Lane
DESCRIPTION OF PROPOSAL:	Single storey rear extension.
DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 The proposed rear extension would have an unacceptable impact on the amenities of the neighbouring property at number 2 Honey Lane by reason of a loss of light and outlook contrary to policy DBE9 of the adopted Local Plan and Alterations.

Report Item No: 3

APPLICATION No:	EPF/0082/10
SITE ADDRESS:	All Saints Church Epping Road Epping Upland Epping Essex CM16 6PH
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	The construction of meeting rooms and toilets on the north side of All Saints Church.
DECISION:	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 Materials and detailing of the proposed extension shall match those submitted within the Planning Application forms and plans Ref: 401 and 402.
- 3 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.
- 4 Prior to commencement of works, a detailed plan and methodology for the works to the north embankment shall be submitted to and agreed by the Local Planning Authority. This shall include an assessment of the impact of the proposed development and any appropriate measures of alleviation, details on stabilising the cut back embankment, the location and details of the relocation of the existing headstones and translocation of the removed turf, and improvements to other parts of the County Wildlife Site to mitigate the loss of this area. The development shall thereafter be undertaken only in accordance with the agreed measures.
- 5 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The approved measures shall be carried out prior to the first occupation of the building hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment..
- 6 Public footpath no.14 (Epping Upland) shall be maintained free and unobstructed at all times.

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