

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee West **Date:** Wednesday, 19 May 2010

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 8.25 pm

Members Present: J Wyatt (Chairman), Mrs P Brooks (Vice-Chairman), R Bassett, Mrs R Gadsby, Mrs J Lea, W Pryor, Mrs M Sartin, Mrs P Smith, Ms S Stavrou and Mrs E Webster

Other Councillors:

Apologies: A Watts

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

92. 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.

93. 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.

94. Minutes

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 21 April 2010 be taken as read and signed by the Chairman as a correct record.

95. Declarations of Interest

(a) Pursuant to the Council's Code of Member Conduct, Councillors R Bassett and J Wyatt declared a personal interest in the following item of the agenda by virtue of deputising for Epping Forest District Council members on the Lee Valley Regional Park Authority. The Councillors determined that their interest was prejudicial and that they would leave the meeting for the duration of the discussion and voting thereon:

- EPF/0300/10 Sewardstone Campsite, Sewardstone Road, Waltham Abbey

(b) Pursuant to the Council's Code of Member Conduct, Councillors Mrs M Sartin and Ms S Stavrou declared a personal interest in the following item of the agenda by

virtue of being Epping Forest District Council representatives on the Lee Valley Regional Park Authority. The Councillors determined that their interest was prejudicial and that they would leave the meeting for the duration of the discussion and voting thereon:

- EPF/0300/10 Sewardstone Campsite, Sewardstone Road, Waltham Abbey

(c) Pursuant to the Council's Code of Member Conduct, Councillors Mrs P Brooks, Mrs R Gadsby and W Pryor declared a personal interest on the following items of the agenda by virtue of being a member of Waltham Abbey Town Council Planning Committee. The Councillors determined that their interest was not prejudicial and would stay in the meeting for the duration of the meeting and voting thereon:

- EPF/0300/10 Sewardstone Campsite, Sewardstone Road, Waltham Abbey; and
- EPF/0449/10 Powder Mill, Powder Mill Way, Waltham Abbey

(d) Pursuant to the Council's Code of Member Conduct, Councillor Mrs E Webster declared a personal interest in the following item of the agenda by virtue of being a member of the Lee Valley Regional Park Authority. The Councillor determined that her interest was not prejudicial and would stay in the meeting for the duration of the meeting and voting thereon:

- EPF/0449/10 Powder Mill, Powder Mill Way, Waltham Abbey

(e) Pursuant to the Council's Code of Member Conduct, Councillors R Bassett and J Wyatt declared a personal interest in the following item of the agenda by virtue of deputising for Epping Forest District Council members on the Lee Valley Regional Park Authority. The Councillors determined that their interest was not prejudicial and would stay in the meeting for the duration of the meeting and voting thereon:

- EPF/0449/10 Powder Mill, Powder Mill Way, Waltham Abbey

(f) Pursuant to the Council's Code of Member Conduct, Councillors Mrs M Sartin and Ms S Stavrou declared a personal interest in the following item of the agenda by virtue of being Epping Forest District Council representatives on the Lee Valley Regional Park Authority. The Councillors determined that their interest was not prejudicial and would stay in the meeting for the duration of the meeting and voting thereon:

- EPF/0449/10 Powder Mill, Powder Mill Way, Waltham Abbey.

96. Any Other Business

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

97. Tree Preservation Order

The Principal Planning Officer presented a report concerning the confirmation a Tree Preservation Order at Monkams Hall Estate, Waltham Abbey, Essex. The Tree Preservation Order EPF/32/10 required amendments to the location of T7 and T8 and the inclusion of the details of G4 - 18 Lime trees within schedule 1 of the Order. These trees were considered worthy of protection and it was recommended that the Order be confirmed subject to the modifications.

RESOLVED:

That the Tree Preservation Order EPF/32/10 be confirmed with the modifications.

98. Development Control

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

It was noted that Councillor Mrs E Webster entered the Chamber and took part from item 2- EPF/0449/10 Powder Mill, Powder Mill Way, Waltham Abbey onwards.

RESOLVED:

That, planning applications numbered 1 – 4 be determined as set out in the annex to these minutes.

99. 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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Report Item No: 1

APPLICATION No:	EPF/0300/10
SITE ADDRESS:	Sewardstone Campsite Sewardstone Road Waltham Abbey Essex E4 7RA
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach
DESCRIPTION OF PROPOSAL:	Variation of condition 2 on EPF/2180/06. (Use of part of existing campsite for 45 static caravans.) To allow for occupation of the site between 1st March and 31st January in any year.
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The static caravans shall be used for recreational purposes only and shall not be occupied or used for any purpose after 31st January or before 1st March in any year.

- 2
 - i) The static caravans on the site shall be occupied for holiday purposes only and for no other purpose.

 - ii) The static caravans stationed within the site shall not be occupied as a person's main or sole place of residence (for the avoidance of doubt, on the specific days of occupation the occupants shall be on holiday and not engaged in any paid work, or school or further/higher education attendance).

 - iii) The owners/operators of the site shall maintain an up to date register of the names of all occupants of the individual static caravans on the site and of their main home addresses, together with proof of home address in the form of a copy of a driving license, utility bill or council tax bill or other proof as agreed in writing by the Local Planning Authority. This information shall be kept available for inspection by the Local Planning Authority at all reasonable times and shall be forwarded by the owners/operators of the site to the Local Planning Authority annually on or before the 31st January each year.

Report Item No: 2

APPLICATION No:	EPF/0449/10
SITE ADDRESS:	Powder Mill Powder Mill Way Waltham Abbey Essex EN9 1BN
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Proposed construction of Wind Turbine. (Revised application)
DECISION:	Refuse Permission

REASONS FOR REFUSAL

- 1 The proposed wind turbine would, due to its height, modern appearance and siting be out of character and unsympathetic to the surrounding Royal Gunpowder Mills Conservation Area and would be detrimental to the setting of the nearby Grade II Listed Building contrary to policies HC6, HC7, HC12 and CP10 of the Adopted Local Plan and Alterations.
- 2 The proposed wind turbine would, due to its height, modern appearance and siting be visually intrusive and have an adverse impact on the outlook of neighbouring residential properties, contrary to policies DBE1 and DBE9 of the Adopted Local Plan and Alterations.

Report Item No: 3

APPLICATION No:	EPF/0524/10
SITE ADDRESS:	Woodbury Harlow Road Roydon Essex CM19 5DX
PARISH:	Roydon
WARD:	Roydon
DESCRIPTION OF PROPOSAL:	Erection of a 4 bedroom house to rear of Woodbury with new driveway and new access way onto Harlow Road.
DECISION:	Deferred

Members decided to defer this item to enable the Tree Officer's comments to be taken into account.

Report Item No: 4

APPLICATION No:	EPF/0641/10
SITE ADDRESS:	15 Palmers Grove Nazeing Essex EN9 2QG
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	First floor rear extension. (Revised application)
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 to be used for the external finishes of the proposed extension, shall match those of the existing building.