

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

**Committee:** Area Planning Subcommittee West   **Date:** 11 August 2010

**Place:** Council Chamber, Civic Offices, High Street, Epping   **Time:** 7.30 - 9.10 pm

**Members Present:** J Wyatt (Chairman), Mrs R Gadsby (Vice-Chairman), R Bassett, Mrs P Brooks, Ms Y Knight, Mrs J Lea, Mrs M Sartin, Mrs P Smith, A Watts and Mrs E Webster

**Other Councillors:**

**Apologies:** D C Johnson, W Pryor and Ms S Stavrou

**Officers Present:** J Godden (Planning Officer), R Perrin (Democratic Services Assistant) and G J Woodhall (Democratic Services Officer)

### **9. 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.

### **10. 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.

### **11. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting of the Sub-Committee held on 9 June 2010 be taken as read and signed by the Chairman as a correct record.

### **12. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillors Mrs P Brookes and Mrs R Gadsby declared a personal interest in the following items of the agenda by virtue of being members of Waltham Abbey Town Council. The Councillors had determined that their interest was not prejudicial and they would stay in the meeting for the consideration of the applications and voting thereon:

- EPF/0180/10 Land to the rear of 8 Joyce Court, Waltham Abbey
- EPF/0972/10 Oak Trees, Woodman Lane, Waltham Abbey

(b) Pursuant to the Council's Code of Member Conduct, Councillor Ms Y R Knight declared a personal interest in the following item of the agenda. The Councillor had determined that her interest was prejudicial and she would leave the meeting for the consideration of the application and voting thereon:

- EPF/0849/10 Holmsfield Nursery, Meadgate Road, Nazeing

(c) Pursuant to the Council's Code of Member Conduct, Councillors Mrs M Sartin and Mrs E Webster declared a personal interest in the following item of the agenda by virtue of being members of the Lee Valley Regional Park Authority. The Councillors had determined that their interest was not prejudicial and they would stay in the meeting for the consideration of the application and voting thereon:

- EPF/0849/10 Holmsfield Nursery, Meadgate Road, Nazeing

(d) Pursuant to the Council's Code of Member Conduct, Councillors J Wyatt and R Bassett declared a personal interest in the following item of the agenda by virtue of being deputy members of the Lee Valley Regional Park Authority. The Councillors had determined that their interest was not prejudicial and they would stay in the meeting for the consideration of the application and voting thereon:

- EPF/0849/10 Holmsfield Nursery, Meadgate Road, Nazeing

**13. ANY OTHER BUSINESS**

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

**14. 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.

**15. 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**

<b>APPLICATION No:</b>	EPF/0180/10
<b>SITE ADDRESS:</b>	Land to the rear of 8 Joyce Court Waltham Abbey Essex EN9 1NW
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey South West
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/50/09 T1 Poplar - Fell
<b>DECISION:</b>	Granted Permission (With Conditions)

**CONDITIONS**

- 1 The felling authorised by this consent for T1 only shall be carried out only after the Local Planning Authority has received, in writing, 5 working days prior notice of such works.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0824/10
<b>SITE ADDRESS:</b>	14 Shooters Drive Nazeing Essex EN9 2QD
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of side and rear extension (as per previous approval EPF/2062/09) but with erection of 3 front dormer windows, 1 rear dormer window, formation of gable end at first floor rear with glazed doors and juliet balcony, and removal of chimney stacks. (Amended application.)
<b>DECISION:</b>	Granted 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.
- 3 The doors in the gable end rear extension hereby approved shall only open inwards to the room, and the associated safety rail shall protrude not more than 300mm out from the rear vertical wall of this gable end.
- 4 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) have been submitted to an approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle artefacts and structures, including signs and lighting and functional services above and below ground. Details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers / densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 5 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 08.00 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0849/10
<b>SITE ADDRESS:</b>	Holmsfield Nursery Meadgate Road Nazeing Essex
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Retention of use of site for eight private gypsy plots to replace previous temporary consent.
<b>DECISION:</b>	Deferred

Members deferred this application until all outstanding conditions from previous applications have been discharged.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/0971/10
<b>SITE ADDRESS:</b>	Oakview Netherhall Road Roydon Essex CM19 5JP
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Roydon
<b>DESCRIPTION OF PROPOSAL:</b>	Retention of single storey side and rear extension. (Revised application deleting that part of extension projecting in front of house.)
<b>DECISION:</b>	Granted Permission (With Conditions)

**CONDITIONS**

- 1 The extension hereby approved shall be completed within 6 months of the date of this decision, and the unauthorised front projecting part of the side extension shall be also removed within 6 months of the date of this decision.
- 2 Materials to be used for the external finishes of the proposed study extension, shall match those of the existing building.
- 3 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Class A, B and E shall be undertaken without the prior written permission of the Local Planning Authority.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/0972/10
<b>SITE ADDRESS:</b>	Oak Trees Woodman Lane Waltham Abbey Essex E4 7QR
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey High Beach
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of the existing 3 bedroom house and erection of new 5 bedroom two storey house. (Amended application)
<b>DECISION:</b>	Granted 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 the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.



- 4 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1 Classes A and B shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 08:00 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 6 Prior to first occupation of the building hereby approved the proposed window openings in the first floor flank shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.

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