

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee West **Date:** 19 January 2011

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 8.56 pm

Members Present: J Wyatt (Chairman), Mrs R Gadsby (Vice-Chairman), R Bassett, Mrs P Brooks, D C Johnson, Ms Y Knight, Mrs J Lea, Mrs M Sartin, Mrs P Smith, Ms S Stavrou and Mrs E Webster

Other

Councillors: J Knapman

Apologies: W Pryor and A Watts

Officers Present: J Godden (Planning Officer), A Hendry (Democratic Services Officer) and G J Woodhall (Democratic Services Officer)

59. 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.

60. 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.

61. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 15 December 2010 be taken as read and signed by the Chairman as a correct record.

62. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor J Knapman declared personal interest in agenda items 7 (1) (EPF/1907/10 – Land rear of Oakley Hall, Hoe Lane, Nazeing) by virtue of being a member of Essex County Council's Health Overview & Scrutiny Committee and the ECC Task and Finish Panel on Dementia. The Councillor declared that his interests were not prejudicial and indicated that he would remain in the meeting during the consideration of the item.

(b) Pursuant to the Council's Code of Member Conduct, Councillor R Bassett declared a personal interest in agenda items 7 (1) (EPF/1907/10 - Land rear of Oakley Hall, Hoe Lane, Nazeing) by virtue of being the Ward member and living on the same road as the site. The Councillor declared that his interests were not prejudicial and indicated that he would remain in the meeting during the consideration and voting on the item.

(c) Pursuant to the Council's Code of Member Conduct, Councillors Mrs M Sartin, Ms S Stavrou, Mrs E Webster, J Wyatt, R Bassett, declared personal interests in agenda items 6, Any Other Business, Holmsfield Nursery and land by Sunnyside, The Oaks, by virtue of being members of or deputy 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 but not vote on the items.

63. DEVELOPMENT CONTROL

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

RESOLVED:

That, the Planning application be determined as set out in the annex to these minutes.

64. ANY OTHER BUSINESS

1. EPF/0849/10 – Holmsfield Nursery, Meadgate Road, Nazeing

The Sub-committee were asked to grant a delay for the implementation of planning conditions pursuant to land contamination and land drainage matters for application EPF/0849/10, Holmsfield Nursery, Nazeing, which have to be commenced within 3 months of the grant of the permission. This is due to a potential legal challenge from the Lea Valley Regional Park Authority seeking a Judicial Review of the decision. The delay in the discharging of the conditions would be to allow the applicant to seek clarification from the Council and the LVRPA to 1) establish that the Judicial Review was going ahead; and 2) to delay works until after the results of the review was known if the action was commenced.

RESOLVED:

That the discharge of conditions for application EPF/0849/10 – Holmsfield Nursery, Nazeing be delayed until after the results of the Judicial Review challenge is known plus three months to enable the works to be carried out.

2. Sunnyside, The Oaks – land partly owned by the LVRPA

The Sub-committee noted that land on this site had been tarmaced and 6 caravans had been moved onto this site without prior permission from the District Council.

RESOLVED:

That the Sub-committee noted that a temporary stop notice had been issued on this site and that an enforcement notice would be issued on the owners of the site.

65. 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/1907/10
SITE ADDRESS:	Land rear of Oakley Hall Hoe Lane Nazeing Waltham Abbey Essex EN9 2RN
PARISH:	Nazeing
WARD:	Lower Nazeing
APPLICANT:	Mr Nick Allhusen
DESCRIPTION OF PROPOSAL:	Demolition of derelict glasshouse and sundry structures, erection of 50 bed care home with associated ancillary parking and landscaping. (Revised application from EPF/0081/10)
DECISION:	Refer to District Development Control Committee with a recommendation to grant.

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521456

Members were persuaded that there were very special circumstances in the case in terms of the local need for dementia care facilities overcoming the presumption against inappropriate development in the Green Belt and the loss of greenhouse land.

In addition, they were also of the opinion that the need overcame the sustainability concerns.

They therefore referred it to the next District Development Control Committee with a recommendation to grant planning permission with the appropriate conditions and a legal agreement under s106 of the Town & Country Planning Act 1990 (as amended).

Suggested conditions and legal agreement, along with those considered necessary by the Planning Officer, to include

- Percentage of local people
- Increase in on-site parking
- Access to be re-sited
- Land Drainage condition
- Landscaping
- Contaminated land
- Habitats
- Construction hours
- Materials
- Wheel washing
- Details of travel plan (to be submitted asap)
- Demolition of all structures

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