

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

**Committee:** Area Planning Subcommittee West    **Date:** 9 February 2011

**Place:** Council Chamber, Civic Offices, High Street, Epping    **Time:** 7.30 - 8.15 pm

**Members Present:** J Wyatt (Chairman), Mrs R Gadsby (Vice-Chairman), R Bassett, Mrs P Brooks, J Collier, D C Johnson, Mrs M Sartin, Mrs P Smith, Ms S Stavrou and A Watts

**Other**

**Councillors:** Mrs D Collins and C Whitbread

**Apologies:** Ms Y Knight and Mrs E Webster

**Officers Present:** J Godden (Planning Officer), R Rose (Senior Lawyer), A Hendry (Democratic Services Officer) and D Clifton (Principal Housing Officer [IT])

### **66. 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.

### **67. 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.

### **68. MINUTES**

**RESOLVED:**

That the minutes of the meeting of the Sub-Committee held on 19 January 2011 be taken as read and signed by the Chairman as a correct record.

### **69. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillor Mrs M Sartin declared a personal interest in agenda items 7 (1) (EPF/2411/11 Hall Cottage, Harlow Road, Roydon) and 7(2) (EPF/2469/11 – Hall Cottage, Harlow Road, Roydon) by virtue of being personally acquainted with the architect. 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 items.

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs M Sartin declared a personal interest in agenda items 7 (4) (EPF/2558/11 - 65 High Street, Roydon) by virtue of being a customer of this shop. 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.

(c) Pursuant to the Council's Code of Member Conduct, Councillors Mrs M Sartin and Ms S Stavrou declared a personal interest in agenda item 9 (Holmsfield Nursery, Nazeing) by virtue of being appointed representatives on the Lea Valley Regional Park Authority. They understood that the item on the agenda was purely a procedural one and would not involve discussion of planning matters affecting the 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.

(d) Pursuant to the Council's Code of Member Conduct, Councillors J Wyatt and R Barrett declared a personal interest in agenda item 9 (Holmsfield Nursery, Nazeing) by virtue of being appointed deputy representatives on the Lea Valley Regional Park Authority. They understood that the item on the agenda was purely a procedural one and would not involve discussion of planning matters affecting the 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.

#### **70. ANY OTHER BUSINESS**

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

#### **71. DEVELOPMENT CONTROL**

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

##### **RESOLVED:**

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

#### **72. 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.

#### **73. HOLMSFIELD NURSERY, MEADGATE ROAD, NAZEING**

The Senior Planning Officer, Jerry Godden, explained that an application (EPF/0849/10) for the retention of use of site for eight private gypsy plots to replace previous temporary consent that had been reported to the Area Plans West meeting of 13 October 2010. At this meeting the members had granted permission in accordance with officer's recommendations. However, the recorded minute for this item had not been recorded correctly and perusal of the webcast confirmed this.

Accordingly, members were requested to rectify the error by approving an accurate record of the minutes such that the minute in respect of the Area Plans Sub Committee meeting on 13 October 2010, item 37, report item 1 be amended.

**RESOLVED:**

That the minute in respect of the Area Plans Sub Committee meeting on 13 October 2010, item 37, report item 1 (application EPF/0849/10) is amended to read:

“Members resolved to grant permission (with conditions)”.

**CHAIRMAN**

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## Report Item No: 1

<b>APPLICATION No:</b>	EPF/2411/10
<b>SITE ADDRESS:</b>	Hall Cottage Harlow Road Roydon Essex CM19 5HH
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Roydon
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of bungalow and hall, erection of two dwellings.
<b>DECISION:</b>	Grant Permission (With Conditions)

### 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=523219](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=523219)

### 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 No development shall have taken place until details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
- 3 All construction/demolition works and ancillary operations, including vehicle movement on 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.
- 4 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 5 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 6 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors vehicles.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/2469/10
<b>SITE ADDRESS:</b>	Hall Cottage Harlow Road Roydon Essex CM19 5HH
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Roydon
<b>DESCRIPTION OF PROPOSAL:</b>	Conservation Area Consent for the demolition of bungalow and hall.
<b>DECISION:</b>	Grant Permission

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

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=523355](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=523355)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/2508/10
<b>SITE ADDRESS:</b>	Larsden Villas Hamlet Hill Roydon Essex CM19 5JU
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Broadley Common, Epping Upland and Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Removal of agricultural condition on EPR/0040/51. (Two cottages)
<b>DECISION:</b>	Grant Permission

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

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=523515](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=523515)

**CONDITIONS**

NONE

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/2558/10
<b>SITE ADDRESS:</b>	65 High Street Roydon Essex CM19 5EE
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Roydon
<b>DESCRIPTION OF PROPOSAL:</b>	New shop front to relocate entrance doors and new external DDA compliant access ramp (revised).
<b>DECISION:</b>	Grant Permission

**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=523693](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=523693)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.