

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee West **Date:** Wednesday, 13 April 2011

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

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

Other Councillors:

Apologies: Mrs R Gadsby, J Collier, Ms Y Knight and W Pryor

Officers Present: J Godden (Planning Officer), M Jenkins (Democratic Services Assistant) and S Mitchell (PR Website Editor)

89. 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.

90. 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.

91. APPOINTMENT OF VICE-CHAIRMAN

In the absence of the Vice-Chairman, Councillor Mrs S Stavrou was appointed Vice Chairman for the duration of the meeting.

92. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 23 March 2011 be taken as read and signed by the Chairman as a correct record.

93. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors Mrs M Sartin, Mrs S Stavrou and Mrs E Webster declared a personal interest in the following items of the agenda by virtue of being members of the Lea Valley Regional Park Authority. The Councillors stated that their interests were not prejudicial, and that therefore they would remain in the meeting for the duration of the discussions and voting thereon:

- EPF/0116/11 Holyfield, Farm, Holyfield, Waltham Abbey EN9 2ED; and
- EPF/0166/11 Tower Nursery, Netherhall Road, Roydon CM19 5JP

(b) Pursuant to the Council's Code of Member Conduct, Councillors R Bassett and J Wyatt declared a personal interest in the following items of the agenda by virtue of being deputy members of the Lea Valley Regional Park Authority. The Councillors stated that their interests were not prejudicial, and that therefore they would remain in the meeting for the duration of the discussions and voting thereon:

- EPF/0116/11 Holyfield Farm, Holyfield, Waltham Abbey EN9 2ED; and
- EPF/0166/11 Tower Nursery, Netherhall Road, Roydon CM19 5JP

(c) Pursuant to the Council's Code of Member Conduct, Councillor R Bassett declared a personal interest in the following item of the agenda by virtue of knowing the applicant. The Councillor stated that his interest was not prejudicial, and that he would remain in the meeting for the duration of the discussion and voting thereon:

- EPF/0116/11 Holyfield Farm, Holyfield, Waltham Abbey EN9 2ED

(d) Pursuant to the Council's Code of Member Conduct, Councillor Mrs J Lea declared a personal interest in the following item of the agenda by virtue of knowing the applicant, and by being a member of the Town Council. The Councillor stated that her interest was not prejudicial, and that she would remain in the meeting for the duration of the discussion and voting thereon:

- EPF/0116/11 Holyfield Farm, Holyfield, Waltham Abbey EN9 2ED

(e) Pursuant to the Council's Code of Member Conduct, Councillor Mrs P Brooks declared a personal interest in the following item of the agenda by virtue of being a member of Waltham Abbey Town Council Planning Committee. The Councillor stated that her interest was not prejudicial and that she would remain in the meeting for the duration of the discussion and voting thereon:

- EPF/0166/11 Tower Nursery, Netherhall Road, Roydon CM19 5JP

94. ANY OTHER BUSINESS

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

95. DEVELOPMENT CONTROL

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

RESOLVED:

That, Planning applications numbered 1 – 2 be determined as set out in the annex to these minutes.

96. 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/0116/11
SITE ADDRESS:	Holyfield Farm Holyfield Waltham Abbey Essex EN9 2ED
PARISH:	Waltham Abbey
WARD:	Waltham Abbey North East
DESCRIPTION OF PROPOSAL:	Demolition and removal of existing masonry and corrugated structures. Refurbishment and extension of existing timber barns and convert to provide a total of 2no. 2 bedroomed dwellings. (Revised application)
DECISION:	Referred to District Development Control Committee

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=524726

This item was referred to the District Development Control Committee with Members recommendation that permission be granted with conditions including retention of trees and planting of hedges on the western boundary.

Report Item No: 2

APPLICATION No:	EPF/0166/11
SITE ADDRESS:	Tower Nursery Netherhall Road Roydon Harlow Essex CM19 5JP
PARISH:	Roydon
WARD:	Roydon
DESCRIPTION OF PROPOSAL:	Demolition of existing loading area canopy, erection of extensions to existing packing shed for use as cucumber grading room and refrigerated despatch area and construction of loading ramp. (Revised application)
DECISION:	Granted Permission (With Conditions)

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=524899

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 The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.
- 3 The hedging on the western side of the site on the boundary with Netherhall Road shall be permanently retained at a height of no less than 2m at all times unless otherwise agreed in writing by the Local Planning Authority.
- 4 Prior to the first use of the extensions hereby approved, the waiting and turning areas for HGV's indicated on drawing SW-911 03:01 shall be clearly denoted on site and kept free for use at all times.
- 5 No development shall take place until details of a satisfactory ground gas investigation and risk assessment has been carried out and submitted to the Local Planning Authority for approval in order to determine what if any ground gas remediation measures may be required or shall specify appropriate ground gas mitigation measures to be installed in the building(s) in lieu of any ground gas investigation.

The investigations, risk assessment and remediation methods, including remedial mitigation measures to be installed in lieu of investigation, shall be carried out or assessed in accordance with the guidance contained in BS 9485:2007 "Code of practice for the Characterisation and Remediation from Ground Gas in Affected

Developments." Should the ground gas mitigation measures be installed, it is the responsibility of the developer to ensure that any mitigation measures are suitably maintained or to pass on this responsibility should ownership or responsibility for the buildings be transferred.

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