

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

**Committee:** Area Planning Subcommittee West   **Date:** 11 May 2011

**Place:** Council Chamber, Civic Offices, High Street, Epping   **Time:** 7.30 - 8.20 pm

**Members Present:** J Wyatt (Chairman), R Bassett, D C Johnson, Ms Y Knight, Mrs M Sartin, Mrs P Smith, Ms S Stavrou, A Watts and Mrs E Webster

**Other Councillors:** A Mitchell

**Apologies:** Mrs R Gadsby, Mrs J Lea and W Pryor

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

### **97. 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.

### **98. 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.

### **99. FORMER DISTRICT COUNCILLOR MRS P BROOKS**

The Chairman paid tribute to former District Councillor Mrs P Brooks, member of this committee, who was not re-elected at the recent District Council elections. The Chairman thanked Mrs P Brooks for her work for the Sub-Committee having for a period performed the role of Vice Chairman. Her work was much appreciated.

### **100. APPOINTMENT OF VICE-CHAIRMAN**

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

### **101. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting of the Sub-Committee held on 13 April 2011 be taken as read and signed by the Chairman as a correct record.

**102. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillor J Wyatt declared a personal interest in the following item of the agenda by virtue of living in the ward concerned. He added that he was not a member of Waltham Abbey Town Council when the applications had been considered by them and that although he lived close by the application site in question, he had no connection with it. The Councillor stated that his interest was not prejudicial, and that therefore he would remain in the meeting for the duration of the discussion and voting thereon:

- EPF/2350/09 Monkswood Nursery, Pick Hill, Waltham Abbey EN9 3LE

(b) Pursuant to the Council's Code of Member Conduct, Councillor J Wyatt declared a personal interest in the following item of the agenda. He advised that he had not been a member of Waltham Abbey Town Council when the application had been considered by them. The Councillor stated that his interest was not prejudicial, and that he would remain in the meeting for the duration of the discussions and voting thereon:

- EPF/0306/11 Woodside, Bury Road, Sewardstonebury E4 7QL

(c) 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 Waltham Abbey Town Council, but did not attend the planning committees and also by virtue of being the ward member. The Councillor stated that her interest was not prejudicial and that she would remain in the meeting for the duration of the discussions and voting thereon:

- EPF/2350/09 Monkswood Nursery, Pick Hill, Waltham Abbey EN9 3LE

(d) Pursuant to the Council's Code of Member Conduct, Councillor Ms S Stavrou declared a personal interest in the following items of the agenda by virtue of being a member of the 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/2350/09 Monkswood Nursery, Pick Hill, Waltham Abbey EN9 3LE; and
- EPF/0306/11 Woodside, Bury Road, Sewardstonebury E4 7QL

(e) Pursuant to the Council's Code of Member Conduct, Councillor Ms S Stavrou declared a personal interest in the following item of the agenda by virtue of being the ward member. The Councillor stated that her interests were not prejudicial and that she would stay in the meeting for the duration of the discussion and voting thereon:

- EPF/0306/11 Woodside, Bury Road, Sewardstonebury E4 7QL

(f) Pursuant to the Council's Code of Member Conduct, Councillors R Bassett, Mrs M Sartin, Mrs P Smith, A Watts and Mrs E Webster declared a personal interest in the following item of the agenda by virtue of having known the applicant's agent, a former employee of the District Council. The Councillors stated that their interests were not prejudicial and that they would stay in the meeting for the duration of the discussion and voting thereon:

- EPF/2350/09 Monkswood Nursery, Pick Hill, Waltham Abbey EN9 3LE

**103. ANY OTHER BUSINESS**

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

**104. 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.

**105. 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.

**106. THANKS TO THE CHAIRMAN**

The Sub-Committee members gave their thanks to the Chairman of the Sub-Committee for his Chairmanship of their meetings during the year.

**CHAIRMAN**

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**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/2350/09
<b>SITE ADDRESS:</b>	Monkswood Nursery Pick Hill Waltham Abbey Essex EN9 3LE
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey North East  Waltham Abbey Paternoster
<b>DESCRIPTION OF PROPOSAL:</b>	Cessation of existing uses and clearance of site, erection of two detached houses, garages and domestic stables.
<b>DECISION:</b>	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=510950](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=510950)

**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 Prior to occupation of either of the dwellings hereby approved, all existing structures, hardstanding and materials within the application site shall be removed, and the land shall thereafter cease to be used for any commercial activity.
- 3 The residential curtilages of the proposed new dwellings shall be restricted to those indicated on plan Ref: RPEF/08/01.
- 4 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.
- 5 No development shall take place until details of foul and surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 6 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the garages hereby approved shall be retained so that they are capable of allowing the parking of cars together with any ancillary storage in connection with the residential use of the site, and shall at no time be converted into a room or used for any other purpose.

- 7 The stables and paddock areas shall only be used as ancillary domestic stables incidental to the enjoyment of the proposed dwellinghouses and shall not be occupied as units separately from the dwellings.
- 8 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, C, D, E, F shall be undertaken without the prior written permission of the Local Planning Authority.
- 9 No development shall take place, including works of demolition or site clearance, until an Arboricultural Implication Assessment and Tree Constraint plan, concurrently with the detailed site layout, has been submitted to and approved in writing by the Local Planning Authority. This should be drawn up in accordance with BS5837:2005 (Trees in relation to Construction)
- 10 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) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping 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 minor artefacts and structures, including signs and lighting and functional services above and below ground. The 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.
- 11 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan and Arboricultural Method Statement in accordance with BS:5837:2005 (Trees in relation to construction) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved Tree Protection Plan and Arboricultural Method Statement unless the Local Planning Authority gives its written consent to any variation.
- 12 No development, including works of demolition or site clearance, shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.

[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]

- 13 Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]
- 14 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]
- 15 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report (referred to in PPS23 as a Validation Report) that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
- 16 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation

scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.

- 17 The development shall be carried out in accordance with the Flood Risk Assessment Ref: 10964/EJS/SZ/C2 by John Pryke and Partners dated 24 February 2011, and shall be subject to the following mitigation measures:
- 1) Provision of compensatory flood storage on the site to a 1 in 100 year + climate change standard, on a volume for volume and level for level basis as set out in the submitted calculations 104A to 111. The compensatory storage shall be retained for the lifetime of the development.
  - 2) Finished floor levels in the western property shall be set at 27.94m AOD and in the eastern property at 28.61m AOD.
  - 3) Provision of safe routes into and out of the site to an appropriate safe haven.
- 18 Following completion of the compensatory flood storage works, and prior to occupation of the buildings, a topographic survey of ground levels above Ordnance Datum as a result of the altering of land levels, shall be submitted to and agreed in writing by the Local Planning Authority.



**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0306/11
<b>SITE ADDRESS:</b>	Woodside Bury Road Sewardstonebury E4 7QL
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey High Beach
<b>DESCRIPTION OF PROPOSAL:</b>	Existing garage and swimming pool to be demolished and replaced with new detached dwelling.
<b>DECISION:</b>	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=525511](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=525511)

**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 No development shall take place until details of foul and surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 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, Class A, B, D and E shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 No development shall take place, including works of demolition or site clearance, until an Arboricultural Implication Assessment and Tree Constraint plan, concurrently with the detailed site layout, has been submitted to and approved in writing by the Local Planning Authority. This should be drawn up in accordance with BS5837:2005 (Trees in relation to Construction)
- 6 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) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping 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 minor

artefacts and structures, including lighting and functional services above and below ground. The 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.

- 7 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan and Arboricultural Method Statement in accordance with BS:5837:2005 (Trees in relation to construction) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved Tree Protection Plan and Arboricultural Method Statement unless the Local Planning Authority gives its written consent to any variation.
- 8 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.
- 9 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 07.30 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.