

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Plans Subcommittee D **Date:** 26 October 2005

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 8.30 pm
High Street, Epping

Members Present: Ms S Stavrou (Chairman), Mrs P Smith (Vice-Chairman), Mrs D Borton, Mrs P Brooks, R Chidley, R D'Souza, Mrs R Gadsby, Mrs J Lea, L McKnight, P McMillan, Mrs M Sartin and D Spinks

Other Councillors: (none)

Apologies: J Demetriou

Officers Present: S Solon (Principal Planning Officer) and A Hendry (Democratic Services Officer)

35. 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.

36. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 28 September 2005 be taken as read and signed by the Chairman as a correct record.

37. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor Mrs D Borton declared a personal interests in agenda items 6 (1) (EPF/1248/05 - Transport Yard Rear of Shingles, Nazeing Road, Nazeing) and 6 (2) (EPF/1340/05 – Holmsfield Nursery, Meadgate Road, Nazeing), by virtue of being a Nazeing Parish Councillor. 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 P McMillan declared a personal interest in agenda items 6 (2) (EPF/1340/05 – Holmefield Nursery, Meadgate Road, Nazeing) by virtue of being the Chairman of the Travellers Issues Task and Finish Panel. 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.

38. ANY OTHER BUSINESS

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

39. DEVELOPMENT CONTROL

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

The Committee noted that Item 2, Holmsfield Nursery, Meadgate Road had been wrongly attributed to being in Roydon, when it should be in Nazeing.

RESOLVED:

That, Planning applications numbered 1 – 3 be determined as set out in the annex to these minutes.

40. 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

1. **APPLICATION No:** EPF/1248/05

PARISH: Nazeing

SITE ADDRESS:

TRANSPORT YARD REAR OF SHINGLES, NAZEING ROAD, NAZEING

DESCRIPTION OF PROPOSAL:

Erection of enlarged workshop and transport office.

GRANTED SUBJECT TO:

1. To be commenced within 3 years.
2. Materials of construction to be agreed.
3. Drainage details to be agreed.
4. Submission of a landscape scheme.
5. The development shall be carried out in accordance with the amended plans received on 10 October 2005 unless otherwise agreed in writing with the Local Planning Authority.

2. **APPLICATION No:** EPF/1340/05

PARISH: Nazeing

SITE ADDRESS:

HOLMSFIELD NURSERY, MEADGATE ROAD, ROYDON

DESCRIPTION OF PROPOSAL:

Change of use of land to a private gypsy site.

REFUSED:

1. The site is within the Metropolitan Green Belt and the use of the land to provide a private gypsy caravan site in isolation is inappropriate development that is by definition harmful to the Green Belt. The scale of the proposal, its retention of made ground over the land, the stationing of caravans and vehicles, erection of ancillary structures and means of enclosure together with the normal everyday activities of people living on the land the proposal would cause significant harm to the openness of the Green Belt and only serve to perpetuate the acknowledged harm caused by the existing unlawful use and undermine the purposes of including the land in the Green Belt. It has not been demonstrated that very special circumstances sufficient to overcome this harm exist in this particular case. Accordingly the proposal is contrary to policies CS2, CS4, C2 and H3 of the Essex and Southend on Sea Replacement Structure Plan, adopted April 2001 and to policies GB2 and H11 of the Epping Forest District Local Plan, adopted January 1998.
2. Due to the scale of the proposal, its retention of made ground over the land, the stationing of caravans and vehicles, erection of ancillary structures and means of enclosure it would fail to respect the landscape and tranquil rural setting of this part of the Lee Valley Regional Park,

containing well-used recreational facilities and cause permanent damage to the character of the countryside. Accordingly, the proposal is contrary to policy NR1 of the Essex and Southend on Sea Replacement Structure Plan, adopted April 2001 and policy LL2 of the Epping Forest District Local Plan, adopted January 1998.

3. Insufficient information has been provided to demonstrate whether the risk to the development by flooding is acceptable and whether the impact of the development on the risk of flooding of adjacent land is acceptable. Accordingly, the proposal is contrary to policy NR12 of the Essex and Southend on Sea Replacement Structure Plan, adopted April 2001 and policy U2 of the Epping Forest District Local Plan, adopted January 1998.
4. Insufficient information has been provided to demonstrate whether the risk of off-site contamination to the development is acceptable. Accordingly, the proposal is contrary to policy NR12 of the Essex and Southend on Sea Replacement Structure Plan, adopted April 2001 and policy U2 of the Epping Forest District Local Plan, adopted January 1998.
5. The existing means of disposal of sewage effluent is unsatisfactory and in the absence of any acceptable alternative proposals for the disposal of sewage effluent the proposal is likely to result in an unacceptable risk of pollution to the water environment. Accordingly, the proposal is contrary to policy NR12 of the Essex and Southend on Sea Replacement Structure Plan, adopted April 2001 and policy RP3 of the Epping Forest District Local Plan, adopted January 1998.
6. In view of reasons 1 and 2 above the proposal fails to comply with criteria (c) and (e) referred to in the supporting text for policy H11 of the Epping Forest District Local Plan, adopted January 1998. Moreover, there are no special circumstances that would justify making an exception to Green Belt policies of restraint and the proposal would cause harm to the openness of the Green Belt and the character and the countryside. The proposal therefore conflicts with policy H11.

3. APPLICATION No: EPF/1203/05

PARISH: Waltham Abbey

SITE ADDRESS:

32 EDWARDS COURT, WALTHAM ABBEY

DESCRIPTION OF PROPOSAL:

Revised outline application for the redevelopment of the site to provide 3 no. two storey terraced houses with associated parking and amenity space. (All matters reserved).

GRANTED SUBJECT TO:

1. Submission of details within 3 years.

2. Submission of detailed drawings
3. Materials of construction to be agreed.
4. Submission of landscape details
5. Submission of flood risk assessment
6. Contaminated land study and remediation.
7. Concurrent with the submission of details of siting design and external appearance, and prior to the commencement of development, details of the existing ground and floor levels and proposed finished ground and floor levels together with proposed cross sections through the site and a street scene drawing indicating the relationship between the proposed dwellings and the existing dwellings either side, shall be submitted to and agreed by the Local Planning Authority. The development shall then be completed in accordance with the agreed details.
8. Prior to the submission of details of siting, design and external appearance a bat survey shall be carried out by a suitably qualified person, the result of which must be submitted concurrently with the details of siting, design and external appearance. Should evidence of bats be found at the site no work of clearance, or demolition shall be undertaken until such measures as have been agreed by the Local Planning Authority in consultation with English Nature to ensure the protection/relocation of any bats have been undertaken. Additionally, the proposed new properties shall incorporate features designed to encourage bat roosting to be agreed by the Local Planning Authority.
9. Prior to the commencement of the development, details of the proposed surface materials for the drives shall be submitted to and approved by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
10. The gradient of any access to the site shall not exceed 1/10.
11. No gates shall be erected across any vehicular access to the site without the prior written consent of the Local Planning Authority.

The committee requested that the subsequent detailed planning application is considered at committee.

This page is intentionally left blank