

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Plans Subcommittee D **Date:** 23 November 2005

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 8.27 pm
High Street, Epping

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

Other Councillors: (none)

Apologies: Mrs R Gadsby and D Spinks

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

41. 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.

42. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 26 October 2005 be taken as read and signed by the Chairman as a correct record.

43. DECLARATION OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor Mrs D Borton declared personal interests in agenda items 6 (1) (EPF/2347/05 - Nazeing Golf Club, Middle Street, Nazeing), 6 (2) (EPF/1642/05 - 12 Langley Green, Nazeing Road, Nazeing) and 6 (3) (EPF/1734/05 – 125 Old Nazeing 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 R Haines declared a personal interest in agenda items 6 (5) (EPF/1649/05 – 48 and 49 Jubilee Court, Waltham Abbey). The Councillor declared that his interests were prejudicial and indicated that he would leave the meeting during the consideration and voting on the item.

44. ANY OTHER BUSINESS

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

45. DEVELOPMENT CONTROL

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

RESOLVED:

That, Planning applications numbered 1 – 5 be determined as set out in the annex to these minutes.

46. 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

Item No: 1

APPLICATION No:	EPF/2347/04
SITE ADDRESS:	NAZEING GOLF CLUB, MIDDLE STREET, NAZEING
PARISH:	Nazeing
DESCRIPTION OF PROPOSAL:	Erection of ancillary storage and maintenance building for golf course.
DECISION:	GRANTED

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 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using Windes or other similar programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained.
- 4 There shall be no external storage at the site at any time.
- 5 The building hereby approved shall be used only in connection with the maintenance of the adjacent Nazeing Golf Course, for storage of materials and machinery and for the maintenance of machinery used on the golf course and for no other purpose.

- 6 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

- 7 The development shall be carried out in accordance with the amended plans received on 9 November 2005 unless otherwise agreed in writing with the Local Planning Authority.

Item No.2

APPLICATION No:	EPF/1642/05
SITE ADDRESS:	12 Langley Green, Nazeing Road, Nazeing
PARISH:	Nazeing
DESCRIPTION OF PROPOSAL:	Loft conversion with rear dormer window.
DECISION:	GRANTED

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 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

Item No.3

APPLICATION No:	EPF/1734/05
SITE ADDRESS:	125 Old Nazeing Road, Nazeing
PARISH:	Nazeing
DESCRIPTION OF PROPOSAL:	Reserved matters application for the demolition of existing dwelling and construction of 2 no. 4 bedroom detached dwellings.
DECISION:	GRANTED

Item No.4

APPLICATION No:	EPF/2162/04
SITE ADDRESS:	OAKLEIGH NURSERY, HAMLET HILL, ROYDON
PARISH:	Roydon
DESCRIPTION OF PROPOSAL:	Removal of agricultural occupancy condition. (Condition no. 4 of planning permission EPF/775/74).
DECISION:	GRANTED

Item No.5

APPLICATION No:	EPF/1649/05
SITE ADDRESS:	48 and 49 Jubilee Court, Waltham Abbey
PARISH:	Waltham Abbey
DESCRIPTION OF PROPOSAL:	Conversion of 2 warden houses to 4 no. one bedroomed flats in sheltered housing unit.
DECISION:	GRANTED

CONDITIONS:

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

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