

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Plans Subcommittee D **Date:** 21 December 2005

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 9.07 pm
High Street, Epping

Members Present: Ms S Stavrou (Chairman), Mrs P Smith (Vice-Chairman), Mrs D Borton, J Demetriou, Mrs R Gadsby, Mrs J Lea, P McMillan and Mrs M Sartin

Other Councillors: J Knapman

Apologies: Mrs P Brooks and R Chidley

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

47. 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.

48. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 23 November 2005 be taken as read and signed by the Chairman as a correct record.

49. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor Mrs D Borton declared personal interest in agenda item 7 (4) (EPF/1685/05 Winstone Farm, Hoe Lane, Nazeing). She declared that her interest was prejudicial as the application was a relatively close neighbour and indicated that she would leave the meeting during the consideration and voting on the items. She also indicated that she had a non-prejudicial interest in this application by virtue of being a member of Nazeing Parish Council.

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs D Borton declared a personal interest in agenda item 7(8) (EPF/1882/05 1 Tatsfield Houses, St Leonards Road, Nazeing), by virtue of being a member of Nazeing Parish Council. 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, Councillor Ms S –A Stavrou declared a personal interest in agenda item 7(7) (EPF/1801/05 Land Adj. 21 Albion Terrace, Sewardstone Road, Waltham Abbey), by virtue of being a member of Waltham Abbey Town Council. 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.

50. ANY OTHER BUSINESS

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

51. PROBITY IN PLANNING - APPEAL DECISIONS, APRIL 2004 TO SEPTEMBER 2005

The Sub-Committee, in compliance with the recommendation of the District Auditor, received a report detailing all successful appeals, particularly those refused by Committee contrary to officers recommendations. The purpose was to inform the Committee of the consequences of their decisions in this respect and in cases where the refusal has found to be unsupportable on planning grounds, an award of costs may be made against the Council.

It was noted that over the six-month period between April and September 2005, the Council received 61 decisions on appeals – 54 planning appeals and 7 enforcement appeals. Of the 54 planning appeals, 10 were allowed (19%) and of the 7 enforcement appeals, 2.5 were allowed – a combined total of 20% of the Council's decisions overturned.

The Council's performance for this 6-month period was an improvement on last year and consistent with the previous year's exceptional performance and has once again exceeded the BVPI and the national average.

RESOLVED:

That the outcomes of the planning appeals, particularly those with cost awards be noted.

52. DEVELOPMENT CONTROL

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

RESOLVED:

That, Planning applications numbered 1 – 9 be determined as set out in the annex to these minutes.

53. 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

Minute Item 52

Item No: 1

APPLICATION No:	EPF/1792/05
SITE ADDRESS:	Rear of ground floor, 54 Sun Street, Waltham Abbey
PARISH:	Waltham Abbey
DESCRIPTION OF PROPOSAL:	Change of use from taxi company (sui generis) to a bookmakers (A2).
DECISION:	GRANT

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	Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, or of any equivalent provisions of any Statutory Instrument revoking, or further amending or re-enacting that Order, no development generally permitted by virtue of Class B of Part 25, Schedule 2 shall be undertaken at 54 Sun Street, Waltham Abbey without the prior written permission of the Local Planning Authority.

Item No: 2

APPLICATION No:	A/EPF/1714/05
SITE ADDRESS:	Rear of Ground Floor, 54 Sun Street, Waltham Abbey
PARISH:	Waltham Abbey
DESCRIPTION OF PROPOSAL:	Illuminated shop sign.
DECISION:	GRANT

CONDITIONS:

- 1 The sign shall be illuminated externally by trough lighting in accordance with details that shall be submitted to and approved by the Local Planning Authority before the sign is displayed.

Item No: 3

APPLICATION No:	EPF/1886/05
SITE ADDRESS:	Galley Hill Yard, Galleyhill Road, Waltham Abbey
PARISH:	Waltham Abbey
DESCRIPTION OF PROPOSAL:	Demolition of generator and weighbridge buildings, part removal of existing uses and provision of replacement landscaping, part retention of existing industrial/commercial uses, retention of caretaker's caravan and erection of replacement building - with variation of conditions 6,13,18,19 and 20 attached to existing full planning consent reference EPF/1910/00 to update time periods for submission of details.
DECISION:	GRANT

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 machinery shall be operated, no process shall be carried out and no vehicles shall enter or leave the site outside the hours of 0700 and 1830 Monday to Friday, 0800 and 1300 on Saturdays and at no times on Sundays or Public Holidays.
- 3 Notwithstanding the provisions of Part 8 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking, further amending or re-enacting that Order with or without modification) no extensions shall be made to the buildings or land without the prior permission in writing of the Local Planning Authority.
- 4 No materials of any kind are to be burnt on the site.
- 5 All industrial processes (including vehicle maintenance and repair) shall be carried out within the confines of the buildings on the site.
- 6 Within two months of the date of this decision, a scheme for external lighting shall be submitted for the written approval of the Local Planning Authority and shall be implemented within six months of the approval thereof; thereafter any external lighting on the site shall comply with the approved scheme.
- 7 There shall be no external storage of vehicles, goods, materials, plant or equipment on the site, except within those areas shown on Plan No 99.245/10b.
- 8 There shall be no open storage within the site above a height of two metres.
- 9 No siting or caravans/portacabin or other portable buildings (other than as set out in the planning application) shall take place within the site without the prior written permission of the Local Planning Authority.

- 10 The stationing of the caretaker's caravan hereby permitted shall be for a limited period only and that use shall be discontinued on or before 31 December 2006 or the completion of the adjoining replacement building, whichever is the sooner. Thereafter, the caravan shall be permanently removed from the site.
- 11 Any caravan permitted on the site, under the terms of conditions 9 and 10 above, shall be used solely for occupation by a site caretaker and should not be used as residential accommodation.
- 12 A boundary fence shall be erected along the boundaries of the site. Details of this fencing shall be submitted to the Local Planning Authority for written approval within one month of the date of this permission. The fencing shall be erected within two months of the approval of the details (unless otherwise agreed in writing by the Local Planning Authority) and such a fence as approved and erected shall be permanently maintained in that position.
- 13 Within two months of the date of this decision, a scheme for hard and soft landscaping working (including tree planting) shall be submitted for the written approval of the Local Planning Authority. The submitted scheme shall include:-
- (a) details of unbuilt areas, including hard landscaping, boundary walls and fences or other means of enclosure;
 - (b) details of the planting of native marginal and aquatic species including plans for planting and establishment by any other means (including bunding) and full written specifications and schedules for plants, including species, plants sizes and proposed numbers/densities where appropriate and the timing for their provision;
 - (c) details of remediation of contaminated land identified as necessary to carry out the approved landscaping scheme.
- All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development; and any trees or plants, which, within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The details submitted in relation to (b) and (c) above shall be based upon a detailed investigation and assessment of the contamination present in the area of proposed planting to determine the potential to the environment to arise.
- 14 The unbuilt upon areas in the eastern half of the site shall not be used for any purpose without the prior written approval of the Local Planning Authority. All operational development (other than hardstanding) associated with the unauthorised uses of this part of the site should be demolished within six months of the completion of the development and the resultant debris and other materials shall be removed from the site within three months of the date of this demolition.
- 15 The proposed demolition must not be carried out except in accordance with the approved drawings. These are 99.245/10b (27 November 2001), 99.245/11a (22 August 2001), 99.245/12b (22 August 2001) and 99.245/13A (22 August 2001). Any alterations to these approved details shall require the prior permission in writing of the Local Planning Authority before any work affected thereby is commenced.
- 16 Details of the types, finishes and colours of all the external materials shall be submitted for approval by the Local Planning Authority in writing prior to the respective materials being used on site; no external materials shall be used without

their first being approved in writing by the Local Planning Authority and the development shall be implemented in accordance with such approved details.

- 17 There shall be no external loud speakers or other similar public address systems used outside any of the existing or approved buildings on the site.
- 18 Within two months of the date of this decision, detailed drawings of the service road and communal parking areas shall be submitted for written approval by the Local Planning Authority and within six months of the approval thereof those areas shall be laid out and not thereafter used for any purpose other than for manoeuvring, loading, offloading and parking of vehicles.
- 19 Within two months of the date of this decision, a scheme for the environmental protection of the site shall be submitted for the written approval of the Local Planning Authority. The submitted matters include:-
- (a) details of the storage facilities for oils, fuels and chemicals;
 - (b) details of the surface water drainage system and methods to be used to minimise the risk of contamination of the environment from the disposal of surface water;
 - (c) details of the means of foul drainage.

The approved scheme shall be implemented within six months of the approval by the Local Planning Authority and a copy of the approved scheme shall be supplied to every current and future occupier of the site.

- 20 A vegetated buffer zone on land shown crosshatched on plan no. 99.245/10c shall be provided of locally native plant species alongside Cobbins Brook, in accordance with a scheme to be submitted to the Local Planning Authority for written approval within two months of the date of this decision. All planting, seeding or turfing comprised in these approved details shall be carried out in the first planting and seeding seasons following the completion of the development; and any plants which within a period of 5 years from the completion of the development die, or are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Item No: 4

APPLICATION No:	EPF/1685/05
SITE ADDRESS:	Winston Farm, Hoe Lane, Nazeing, EN9 2RJ
PARISH:	Nazeing
DESCRIPTION OF PROPOSAL:	Change of use from derelict land to car park and retention of hardstanding.
DECISION:	GRANT

CONDITIONS:

- 1 The area of hardstanding hereby approved shall only be used for the parking of vehicles of visitors and staff in connection with the adjacent B1 business units of Winston Farm and for no other purpose.

Item No: 5

APPLICATION No:	EPF/0281/02
SITE ADDRESS:	Tylers Cross Nursery, Epping Road, Broadley Common
PARISH:	Roydon
DESCRIPTION OF PROPOSAL:	Use of land for stationing of a mobile home and a caravan for occupation by nursery workers.
DECISION:	GRANT

CONDITIONS:

1	This consent shall inure for a limited period of 1 year from the date of this Notice, at which time the use of the land for stationing of the caravan and mobile home shall be discontinued and all units and related fixtures and fittings shall be removed from the site.
2	The occupation of the dwelling hereby approved shall be limited to a person solely or mainly working, or last working in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.

Item No: 6

APPLICATION No:	EPF/0629/04
SITE ADDRESS:	LAKE VIEW NURSERY, DOBBS WEIR ROAD, ROYDON
PARISH:	Roydon
DESCRIPTION OF PROPOSAL:	Replacement of and extension to existing aluminium glasshouse.
DECISION:	GRANT

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 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.
- 3 At least 48 hours prior notice shall be given to the Archaeological Advisory Group of Essex County Council of the date works will be commenced on this site or any part thereof, and persons authorised shall be afforded access for inspection of the site, and for carrying out works of excavation for the purpose of recording any features thereon of historical or archaeological significance.
- 4 The development shall not commence until details of existing and approved ground levels are submitted to and approved in writing by the Local Planning Authority, the development shall be carried out in accordance with such details.

Item No: 7

APPLICATION No:	EPF/1801/05
SITE ADDRESS:	Land Adj 21 Albion Terrace, Sewardstone Road, Waltham Abbey
PARISH:	Waltham Abbey
DESCRIPTION OF PROPOSAL:	Erection of 6 no. terraced houses with 3 no. affordable housing. (Resubmitted application)
DECISION:	

That the application be referred to the District Development Control Committee of the Council following clarification of the ownership of the land and modifications to improve visibility at the vehicular access off Sewardstone Road with a recommendation that planning permission be granted subject to the completion of a Section 106 Agreement in respect of the provision of 3 of the houses as social housing in perpetuity.

Item No: 8

APPLICATION No:	EPF/1882/05
SITE ADDRESS:	1 Tatsfield Houses, St Leonards Road, Nazeing, EN9 2HL

PARISH:	Nazeing
DESCRIPTION OF PROPOSAL:	Two storey side extension.
DECISION:	GRANT

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.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 4 Prior to first occupation of the building hereby approved the proposed window openings in the first floor flank wall shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 5 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The approved measures shall be carried out prior to the first occupation of the building hereby approved and shall be adequately maintained.

Item No: 9

APPLICATION No:	EPF/1978/05
SITE ADDRESS:	17 Parkfields, Roydon, CM19 5JA
PARISH:	Roydon
DESCRIPTION OF PROPOSAL:	Two storey side and rear extension.
DECISION:	GRANT

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.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.