

## EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

**Committee:** Area Planning Subcommittee West   **Date:** 25 January 2012

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

**Members Present:** J Wyatt (Chairman), Mrs E Webster (Vice-Chairman), R Bassett, Mrs R Gadsby, Ms Y Knight, Mrs J Lea, A Mitchell MBE, Mrs M Sartin, Mrs P Smith and A Watts

**Other Councillors:** -

**Apologies:** D C Johnson

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

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### 42. 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.

### 43. 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.

### 44. MINUTES

**Resolved:**

(1) That the minutes of the meeting of the Sub-Committee held on 21 December 2011 be taken as read and signed by the Chairman as a correct record.

### 45. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors R Bassett and J Wyatt declared a personal interest in the following item on the agenda by virtue of being a substitute member of the Lea Valley Regional Park Association. The Councillors had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the item and voting thereon:

- EPF/2411/11 Devoncot, Carthegenia Estate, Nazeing.

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs M Sartin declared a personal interest in the following item on the agenda by virtue of being a member of the Lea Valley Regional Park Association. The Councillor had

determined that her interest was not prejudicial and would remain in the meeting for the consideration of the item and voting thereon:

- EPF/2411/11 Devoncot, Carthegen Estate, Nazeing.

(c) Pursuant to the Council's Code of Member Conduct, Councillor Mrs E Webster declared a personal interest in the following item on the agenda by virtue of being a member of the Lea Valley Regional Park Association and having been involved with the site for a number of years. The Councillor had determined that her interest was prejudicial and would leave the meeting for the consideration of the item and voting thereon:

- EPF/2411/11 Devoncot, Carthegen Estate, Nazeing.

**46. ANY OTHER BUSINESS**

The Sub-Committee noted that there was no other urgent business for consideration at the meeting.

**47. DEVELOPMENT CONTROL**

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

**Resolved:**

(1) That the planning applications numbered 1 – 4 be determined as set out in the schedule attached to these minutes.

**48. DELEGATED DECISIONS**

The Sub-Committee noted that details of planning applications determined by the Director 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**

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/2314/11
<b>SITE ADDRESS:</b>	Units 4 and 5 Millbrook Business Park Hoe Lane Nazeing Essex EN9 2RJ
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	External alterations of two existing units to create five self contained business units.
<b>DECISION:</b>	Grant Permission (With Conditions)

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=532782](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=532782)

The applicant also stated he would create a pedestrian walkway from the units to Hoe Lane. As he does not own all the land this could not be conditioned, but his intention to do the necessary works in conjunction with the landowner of the other unit was welcomed by Committee.

**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 development hereby permitted will be completed strictly in accordance with the approved drawings nos: 6813/P10 Rev: A, 6813/P11 Rev: A, 6813/P12 Rev: A
3. Materials to be used for the external finishes of the proposed development shall match those of the existing building.
4. The parking area shown on the approved plan shall be retained free of obstruction for the parking of staff and visitors vehicles.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/2350/11
<b>SITE ADDRESS:</b>	Crown Hill Nursery Crown Hill Waltham Abbey Essex EN9 3TF
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey High Beach
<b>DESCRIPTION OF PROPOSAL:</b>	Telecommunication application for the extension of the existing lattice tower by 5m and addition of 3 No. antennas.
<b>DECISION:</b>	Grant Permission (With Conditions)

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=532871](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=532871)

**CONDITIONS**

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

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/2380/11
<b>SITE ADDRESS:</b>	90 Eastbrook Road Waltham Abbey Essex EN9 3AL
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey Honey Lane
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of two semi detached dwelling houses
<b>DECISION:</b>	Grant 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=533028](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=533028)

**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 development hereby permitted will be completed strictly in accordance with the approved drawings nos: HP/08/025/1 rev c, HP/08/025/2a, HP/08/025/3a
3. No construction works above ground level shall have taken place until documentary and photographic 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.
4. Prior to first occupation of the development hereby approved, the proposed window openings in the northern elevation shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
5. 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), no additional windows shall be installed within the first floor of the northern elevation of the dwellings hereby approved.
6. 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 and C shall be undertaken without the prior written permission of the Local Planning Authority.
7. 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.

8. The development shall be carried out in accordance with the details within the Flood Risk Assessment carried out by gta civils ltd. Ref: 3389/2.3.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/2411/11
<b>SITE ADDRESS:</b>	Devoncot Carthegena Estate Nazeing Waltham Abbey Essex EN10 6TA
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Use of site for private gypsy/traveller site for one family comprising two mobile homes, two touring caravans and utility building.
<b>DECISION:</b>	Grant 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=533160](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=533160)

**CONDITIONS**

1. The use hereby permitted shall be carried on only by Mr and Mrs Delaney and their resident dependants, and shall be for a limited period being the period of 5 years from the date of this decision, or the period during which the premises are occupied by them, whichever is the shorter.
2. When the land ceases to be occupied by those named in condition 1 above, or at the end of 5 years, whichever shall first occur, the use hereby permitted shall cease and all caravans, buildings, structures, materials and equipment brought on to the land, or works undertaken to it in connection with the use shall be removed and the land restored to its condition before the development took place.
3. No more than 4 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 (of which no more than 2 shall be static mobile homes) shall be stationed on the site at any time.
4. Unless within 3 months of the date of this decision a Flood Risk Assessment is submitted in writing to the Local Planning Authority for approval, and unless the approved scheme is implemented within 3 months of the Local Planning Authority's approval, the use of the site hereby permitted shall cease until such time as a Flood Risk Assessment is approved and implemented; and if no scheme in accordance with this condition is approved within 18 months of the date of this decision, the use of the site hereby permitted shall cease until such time as a scheme approved by the Local Planning Authority is implemented.
5. There shall be no stationing or parking of LGVs or vehicles over 3.5T on site, and no commercial or business uses shall take place at any time on the site.

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