

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee West **Date:** 12 September 2012

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

Members Present: Mrs P Smith (Chairman), Ms H Kane, Mrs J Lea, A Mitchell MBE, Mrs M Sartin, Ms G Shiell, Ms S Stavrou, A Watts, Mrs E Webster and J Wyatt

Other Councillors: -

Apologies: Ms Y Knight, R Bassett and Mrs R Gadsby

Officers Present: J Godden (Planning Officer), A Hendry (Democratic Services Officer) and G J Woodhall (Democratic Services Officer)

31. 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.

32. 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.

33. MINUTES

Resolved:

(1) That the minutes of the meeting of the Sub-Committee held on 15 August 2012 be taken as read and signed by the Chairman as a correct record.

34. DECLARATIONS OF INTEREST

There were no declarations of interest pursuant to the Council's Code of Member Conduct.

35. ANY OTHER BUSINESS

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

36. DEVELOPMENT CONTROL

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

Resolved:

(1) That the planning applications numbered 1 – 3 be determined as set out in the attached annex to these minutes.

37. 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

APPLICATION No:	EPF/0899/12
SITE ADDRESS:	The Scout Association Gilwell Park London E4 7QW
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach
DESCRIPTION OF PROPOSAL:	Residential building (International Staff Lodge) which includes social and service spaces and demolition of two maintenance buildings.
DECISION:	Refer to District Development Control Committee

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=537370

Members agreed to refer this item to District Development Control Committee with a recommendation to Grant Permission subject to suggested conditions below.

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: FO-001, FO-002 ex, FO-002 pro, FO-100, HO -001, A3-101, A3-102, TCP_01, TPP_01.
3. Materials to be used for the external finishes of the proposed development, shall be as detailed on the submitted plans and particulars, unless otherwise agreed in writing by the Local Planning Authority.
4. 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 works to the proposed mound) and implementation programme (linked to the development schedule) have been submitted to and 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 (including planting details included at section 5.3 of the submitted Ecological Survey). 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.

5. No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan, Arboricultural Method Statement and site monitoring schedule in accordance with BS 5837:2012 (Trees in relation to design, demolition and construction - Recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
6. 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.
7. Prior to commencement of development details of bird and bat boxes shall be submitted to the Local Planning Authority for approval. The proposed boxes shall be installed on trees within the site prior to the site clearance.
8. No development shall take place until details of further bat and reptile survey works, as stated in para.5.1. of the Ecological Scoping Survey Report by Greenlink Ecology Ltd, accompanying this application, have been submitted to and approved in writing by the Local Planning Authority. If these surveys reveal that these protected species are likely to be affected, then before the development proposal commences on site, appropriate mitigation proposed shall be submitted to and approved in writing by the Local Planning Authority, including any timetable for mitigation to be carried out.

Report Item No: 2

APPLICATION No:	EPF/1015/12
SITE ADDRESS:	The White Lion 11 Sun Street Waltham Abbey Essex EN9 1ER
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Conversion of a redundant pub to provide two no. 1 bed flats at first floor with 1 cafe (A3) and 1 vets (D1) at ground floor including ground and first floor extensions.
DECISION:	Refuse Permission

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=537866

Despite the Officers recommendation to approve planning permission, Members were concerned with regards to the impact on parking on public highways and the impact on the character and appearance of the locally listed building and the conservation area and determined to refuse for the reasons set out below:

REASONS FOR REFUSAL

1. The proposed development fails to provide adequate parking to meet the current adopted standards, and does not provide any off street parking for service and delivery vehicles, resulting in an overall loss of parking provision such that it is likely to result in increased on street parking to the detriment of the character, appearance and amenity of the area, contrary to policies CP2, ST6, HC6 and HC 7 of the adopted Local Plan and Local Plan Alterations.
2. The proposed development in the rear courtyard of the premises would result in a cramped form of development which would result in a bulky and excessive form of built development. This detracts from the character and appearance of the building, the conservation area, and the streetscene, contrary to policies CP2, HC6, HC7, DBE3 and HC13A of the adopted Local Plan and Local Plan Alterations.

Report Item No: 3

APPLICATION No:	EPF/1022/12
SITE ADDRESS:	The White Lion 11 Sun Street Waltham Abbey Essex EN9 1ER
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Conservation area consent for partial demolition
DECISION:	Refuse Permission

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=537905

Despite the Officers recommendation to approve planning permission, Members were concerned with regards to the impact on the character and appearance of the locally listed building and the conservation area and determined to refuse for the reasons set out below:

REASON FOR REFUSAL

1. The proposed demolition of the rear single storey projection in the premises would cause unacceptable harm to the character and appearance of the building, the conservation area, and the streetscene, contrary to policies CP2, HC6, HC7, DBE3 and HC13A of the adopted Local Plan and Local Plan Alterations.