

## **EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Planning Subcommittee West   **Date:** 7 November 2012

**Place:** Council Chamber, Civic Offices, High Street, Epping   **Time:** 7.30 - 8.47 pm

**Members Present:** Mrs P Smith (Chairman), Ms Y Knight (Vice-Chairman), R Bassett, Mrs R Gadsby, D C Johnson, 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:** P Keska and C Whitbread

**Apologies:**

**Officers Present:** J Preston (Director of Planning and Economic Development), J Godden (Planning Officer), A Hendry (Democratic Services Officer) and S Mitchell (PR Website Editor)

### **45. 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. The Sub-Committee noted the Council's Protocol for Webcasting of Council and Other Meetings.

### **46. 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.

### **47. MINUTES**

**RESOLVED:**

That the minutes of the meeting of the Sub-Committee held on 10 October 2012 be taken as read and signed by the Chairman as a correct record.

### **48. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillors M Sartin, S Stavrou, R Bassett, E Webster and J Wyatt declared a non pecuniary interest in the following item of the agenda by virtue of being a member or deputy member of the Lea Valley Regional Park Authority. The Councillor declared that their interests were not prejudicial and indicated that she would remain in the meeting during the consideration and voting thereon:

- Agenda item 8 – National Grid Application.

**49. ANY OTHER BUSINESS**

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

**50. DEVELOPMENT CONTROL**

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

**RESOLVED:**

That, Planning applications numbered 1 – 2 be determined as set out in the annex to these minutes.

**51. NATIONAL GRID APPLICATION**

The Sub-Committee considered the National Grid application for a Development Consent Order to the Secretary of State to upgrade one of two existing 275kV overhead power lines running between Waltham Abbey and Tottenham to operate at a higher voltage (400kV). The upgrade was required to facilitate the increased flow of electricity into and through London and meet its growing demand for power.

The project was defined as a “Nationally Significant Infrastructure Project”. Such projects are not decided by the local planning authority, but by the Secretary of State after consultation and assessment.

As part of our response officers had expressed disappointment that the hard-standing was not being removed as part of the redevelopment. Members on commenting on the scheme thought that the area had contamination issues, discovered when the surrounding land was surveyed prior to the Olympic development; they asked if the land could be reinstated to its original condition as part of the redevelopment. Officers said this was something they could raise and be considered as part of the Environmental Impact Assessment to be carried out.

Members were generally in agreement with officers comments that they were disappointed that the redundant hard surfaced area would not be removed and soft landscaping put in its place. They wanted officers to be more forceful and not just state that they were ‘disappointed’ and should ask, as forcefully as possible, that they institute a landscaping project.

**RESOLVED:**

- (1) That on consideration of the officers response to the Development Consent Order, the Director of Planning and Economic Development be authorised to submit a response of ‘No Objection’ but express (forcefully) disappointment that part of what appears to be redundant hard surfaced area in the decommissioned existing sub-station area is remaining when there is an opportunity here to provide planting and thereby reduce the overall footprint of the proposed substation area; and ask that the Environmental Impact Assessment consider the possible contamination of the area.

**52. 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**

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# Minute Item 50

## Report Item No: 1

<b>APPLICATION No:</b>	EPF/0847/12
<b>SITE ADDRESS:</b>	Skillet Hill Honey Lane Waltham Abbey Essex EN9
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey Honey Lane
<b>DESCRIPTION OF PROPOSAL:</b>	Increase in existing lorry park facility from provision for 25 to 36 lorries; demolition of existing buildings; redevelopment of driver's facilities; erection of 43 bed hotel; restaurant; and petrol station; together with related parking areas and landscaping.
<b>DECISION:</b>	Deferred

**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=537219](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=537219)

Members deferred this item in order to allow more information to be submitted by the Agent to address objections from the Environment Agency; and to allow a members site visit to take place.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1695/12
<b>SITE ADDRESS:</b>	4 Wheelers Close Nazeing Essex EN9 2RA
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Rear and side extension.
<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=540929](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=540929)

**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 development, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 The proposed development shall only be used as ancillary accommodation for the existing dwellinghouse and shall not be occupied as a unit separately from the dwelling known as 4 Wheelers Close, Nazeing.
- 4 Prior to occupation of the development hereby approved, the doorway between the proposed annexe and the existing dwelling as shown on Plan Ref: ELA/3 Rev: 01 shall be installed and retained and shall not be fixed shut in any way.
- 5 Prior to occupation of the development hereby approved, details regarding replacement car parking shall be submitted to and agreed in writing by the Local Planning Authority and shall be retained free of obstruction for the parking of residents and visitors vehicles thereafter.
- 6 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 08.00 to 17.30 Monday to Friday and 09.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.