

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee West **Date:** 8 May 2013

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 9.45 pm

Members Present: Mrs P Smith (Chairman), Ms Y Knight (Vice-Chairman), 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: R Bassett, Mrs R Gadsby and Ms H Kane

Officers Present: J Godden (Planning Officer), C Neilan (Landscape Officer & Arboriculturist), A Hendry (Democratic Services Officer) and G J Woodhall (Democratic Services Officer)

85. 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.

86. 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.

87. MINUTES

Resolved:

(1) That the minutes of the meeting of the Sub-Committee held on 3 April 2013 be taken as read and signed by the Chairman as a correct record.

88. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor S-A Stavrou declared a personal interest in the following items of the agenda, by virtue of being acquainted with the applicants and having advised them in the past. The Councillor had determined that her interest was non-pecuniary and would leave the meeting for the consideration of the application and voting thereon:

- EPF/0394/13 Netherhouse Farm, Sewardstone Road, Chingford; and
- EPF/0457/13 Netherhouse Farm, Sewardstone Road, Chingford.

89. ANY OTHER BUSINESS

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

90. TPO/EPF/23/12 KNOLLY'S NURSERY, PICK HILL, WALTHAM ABBEY

The Principal Landscape Officer presented a report to confirm a tree preservation order at Knollys Nursery, Pick Hill in Waltham Abbey.

The Principal Landscape Officer reported that a planning application had been received to redevelop the area of the existing house and derelict glasshouses, and to extend development into the adjacent field. As part of the application process, a tree survey had been submitted by the applicant which categorised a number of the trees as 'B' quality, but these trees were suitable for retention and consideration should have been given to designing the development around them. The submitted layout plans did not appear to have taken the retention of any of the surveyed trees into account and indeed the majority of the trees on the site were shown to be removed. The trees were considered to be under a direct threat of being felled hence an order was made on those trees deemed suitable for legal protection. The planning application was subsequently refused.

The Principal Landscape Officer informed the Sub-Committee that, although the planning application had been refused, these trees still required legal protection by this order as the trees were likely to be felled otherwise. In making the order, it would highlight to the applicants the important trees on the site and, should they choose to submit further applications for development, this should assist them in designing a new layout with the retention of these trees. It was therefore recommended that the Sub-Committee should confirm the order without modification.

Resolved:

(1) That Tree Preservation Order TPO/EPF/23/12 at Knollys Nursery, Pick Hill in Waltham Abbey be confirmed without modification.

91. DEVELOPMENT CONTROL

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

Resolved:

(1) That the planning applications numbered 1 – 11 be determined as set out in the schedule attached to these minutes.

92. 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/0090/13
SITE ADDRESS:	Thatched House Harlow Road Roydon Harlow Essex CM19 5HH
PARISH:	Roydon
WARD:	Roydon
DESCRIPTION OF PROPOSAL:	TPO/EPF/82/10 T1 (T2 on TPO) - Horse Chestnut - Fell
DECISION:	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=544912

CONDITIONS

1. A replacement tree of a, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted and inspected and agreed to be in accordance with the details prior to implementation of the felling hereby agreed, unless varied with a written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies, or becomes seriously damaged and defective another tree of the same species and size of that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Report Item No: 2

APPLICATION No:	EPF/0583/13
SITE ADDRESS:	187 Honey Lane Waltham Abbey Essex EN9 3AX
PARISH:	Waltham Abbey
WARD:	Waltham Abbey Honey Lane
DESCRIPTION OF PROPOSAL:	TPO/EPF/02/83 T1 - Cypress - Fell T2 - Cypress - Fell
DECISION:	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=547277

CONDITIONS

1. A replacement tree of a, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted and inspected and agreed to be in accordance with the details prior to implementation of the felling hereby agreed, unless varied with a written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, dies or becomes seriously damaged or defective another tree 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.
2. The felling authorised by this consent shall be carried out only after the Local Planning Authority has received, in writing, 5 working days prior notice of such works.

Report Item No: 3

APPLICATION No:	EPF/0072/13
SITE ADDRESS:	Rear of 15-16 Sewardstone Road Waltham Abbey Essex EN9 1PQ
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Redevelopment of the site to provide 1no x 3 bed and 1no x 2 bed with 2 parking bays.
DECISION:	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=544830

Ministers agreed the recommendation to grant consent but considered that it was important, in the interests of encouraging economic growth, to require the development commence within 12 months. The first condition was amended accordingly.

CONDITIONS

1. The development hereby permitted must be begun not later than the expiration of one year beginning with the date of this notice.
2. No development shall take place until samples 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. For the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.
3. The bicycle store shown on the approved plans shall be provided prior to the first use of either of the flats and retained thereafter free of obstruction for that use.
4. The parking and refuse /recycling storage 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 and for the storage of refuse and recycling for both flats.
5. The development hereby permitted will be completed strictly in accordance with the approved drawings nos: W03, W04, W05, W06,, W07, W08, W09.

Report Item No: 4

APPLICATION No:	EPF/0108/13
SITE ADDRESS:	Tylers Cross Nursery Epping Road Nazeing Waltham Abbey Essex EN9 2DH
PARISH:	Roydon
WARD:	Broadley Common, Epping Upland and Nazeing Lower Nazeing
DESCRIPTION OF PROPOSAL:	Change of use of land surrounding glasshouse as indicated, from agricultural to Sui Generis use as a scaffold and paving storage yard.
DECISION:	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=545012

CONDITIONS

1. The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 2240-A1-P-101 Rev: A, 2240-A1-P-102 Rev: A
2. The premises shall be used solely for a scaffold yard and/or a paving yard and for no other purpose.
3. Any outdoor storage, storage containers or temporary structures shall not exceed a maximum height equivalent to a single standard shipping container, unless otherwise agreed in writing by the Local Planning Authority.
4. The uses hereby permitted shall not be open for business purposes outside the hours of 06:00 to 18:00 on Monday to Friday, 06:00 to 13:00 on Saturday and at no time on Sundays and Bank/Public Holidays.
5. Within three months of the date of this decision, details of foul and surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
6. None of this area shall be used for LGV overnight parking.

Report Item No: 5

APPLICATION No:	EPF/0109/13
SITE ADDRESS:	Tylers Cross Nursery, Epping Road Nazeing Waltham Abbey Essex EN9 2DH
PARISH:	Roydon
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Change of use of existing agricultural and glasshouse store and workshops to B2 use.
DECISION:	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=545013

CONDITIONS

1. The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 2240-A1-P-301 Rev: A, 2240-A1-P-302 Rev: A
2. The premises shall be used solely for B2 or B8 use and for no other purpose (including any other purpose in Class B of the Schedule to the Town & Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order.
3. Within three months of the date of this decision, details of foul and surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
4. Any outdoor storage shall not exceed a maximum height equivalent to a single standard shipping container, unless otherwise agreed in writing by the Local Planning Authority.
5. The uses hereby permitted shall not be open for business purposes outside the hours of 06:00 to 18:00 on Monday to Friday, 06:00 to 13:00 on Saturday and at no time on Sundays and Bank/Public Holidays.
6. No parking of LGV's shall occur on the site at any time.

Report Item No: 6

APPLICATION No:	EPF/0228/13
SITE ADDRESS:	Marston Group 37 Sun Street Waltham Abbey Essex EN9 1EL
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Proposed change of use of 2nd floor from existing offices (B1) into apartments (C3) to provide 8 flats
DECISION:	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=545511

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: 893 001-007 and the submitted location plan.
3. 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 18.30 Monday to Friday and 08.00 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.

Report Item No: 7

APPLICATION No:	EPF/0363/13
SITE ADDRESS:	1 Banes Down Nazeing Essex EN9 2NU
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Proposed new 2 bedroom bungalow dwelling with rear terrace area.
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=546193

REASON FOR REFUSAL

1. The proposed new dwelling is a cramped form of development which adversely affects the amenities of the street scene, due to its siting and width, contrary to policies CP2 and DBE9 of the adopted Local Plan and Alterations.
2. The proposed new dwelling would adversely affect the amenities of the neighbouring property at No 36 Maplecroft Lane by reason of its overbearing impact due to its siting and proximity to the site boundary, contrary to policy DBE10 of the adopted Local Plan and Alterations.

Positive and Proactive Statement

In refusing this application, Committee Members identified a way forward in that a revised scheme which has a 1m gap to each side boundary may be acceptable. It may also be possible to set the dwelling back from the boundary with No 36 Maplecroft Lane.

Report Item No: 8

APPLICATION No:	EPF/0394/13
SITE ADDRESS:	Netherhouse Farm Sewardstone Road London E4 7RJ
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach
DESCRIPTION OF PROPOSAL:	Change of use of existing training centre building to a restaurant (Use Class A3)
DECISION:	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=546411

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: 12069/1A, 12069/2, 12069/3C, 12069/4B
3. The finishes of any external alterations hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.
4. The restaurant hereby permitted shall not be open to customers outside the hours of 11:00 to 23:00 on Sunday to Thursday and 11:00 to 00:00 on Fridays and Saturdays.
5. Any outside dining areas, including that shown on Plan Ref: 12069/4B, shall not be open to the public outside of the hours of 11:00 and 21:00 Monday to Sunday.
6. The use hereby approved shall not commence until full details of both hard and soft landscape works (including tree planting) 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. 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. This should include an Environmental Health assessment on what landscape facilities are needed to attenuate noise.

7. The parking area shown on Plan Ref: 12069/3C shall be marked out and provided prior to the first use of the development and shall be retained free of obstruction for the parking of staff and customer vehicles.
8. Should any discoloured or odorous soils be encountered during development works, or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the Local Planning Authority contacted and a scheme to investigate the risks and/or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the Local Planning Authority prior to the recommencement of development works.

Following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.

9. Prior to use of the site as a restaurant, details of odour suppression and dispersal equipment and noise mitigation devices shall be submitted to and approved in writing by the Local Planning Authority. The approved equipment/devices shall thereafter be installed and be in full working order prior to commencement of use, and shall be retained and maintained thereafter.
10. Prior to commencement of the use, details of the proposed cycle store shall be submitted to and agreed in writing by the Local Planning Authority. The cycle store shall thereafter be installed and retained in accordance with the approved details prior to the restaurant being opened to the public.
11. All works and ancillary operations relating to the approved development, 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 18.30 Monday to Friday and 08.00 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.

Report Item No: 9

APPLICATION No:	EPF/0457/13
SITE ADDRESS:	Netherhouse Farm Sewardstone Road London E4 7RJ
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach
DESCRIPTION OF PROPOSAL:	Grade II listed building application for change of use of existing training centre building to a restaurant (Use Class A3)
DECISION:	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=546771

CONDITIONS

1. The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.
2. The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 12069/1A, 12069/2, 12069/3C, 12069/4B
3. The finishes of any external alterations hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.

Report Item No: 10

APPLICATION No:	EPF/0399/13
SITE ADDRESS:	Richmonds Farmhouse Parsloe Road Epping Green Epping Essex CM16 6QB
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	Removal of two of the three outbuildings and replace with a proposed annex and to move the granary.
DECISION:	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=546433

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 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 shown as Richmond Farm on the approved plans.
3. No development shall take place until samples 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. For the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.
4. Additional drawings that show details of proposed new windows, doors, eaves, verges and the proposed decking, by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of any works.

Report Item No: 11

APPLICATION No:	EPF/0408/13
SITE ADDRESS:	Richmonds Farm Parsloe Road Epping Green Epping Essex CM16 6QB
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	Grade II listed building application for removal of two of the three outbuildings and move the granary.
DECISION:	Grant 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=546490

CONDITIONS

None.