

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee West **Date:** 3 July 2013

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 10.04 pm

Members Present: A Mitchell MBE (Chairman), R Bassett (Vice-Chairman), R Butler, Ms H Kane, Mrs J Lea, Mrs M Sartin, Ms G Shiell, Ms S Stavrou, A Watts, Mrs E Webster and J Wyatt

Other Councillors:

Apologies: Ms Y Knight, Mrs R Gadsby and Mrs P Smith

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

9. 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.

10. CHAIRMAN AND VICE CHAIRMAN

In the absence of the Chairman Ms Y Knight, the Vice Chairman Mrs A Mitchell chaired the meeting and asked Members if there was a nomination for Vice Chairman. Members elected Councillor R Bassett to be Vice Chairman for the duration of the meeting.

RESOLVED:

That Councillor R Bassett be elected Vice Chairman for the duration of the meeting.

11. 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.

12. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 5 June 2013 be taken as read and signed by the Chairman as a correct record.

13. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors Mrs M Sartin, Ms S Stavrou and Mrs E Webster declared a non-pecuniary interest in the following item of the agenda, by virtue of being members of the Lee Valley Regional Park Authority. The Councillors had determined that they would remain in the meeting for the duration of the discussion and voting thereon:

- EPF/0711/13 Hailes Farm, Low Hill Road, Roydon CM19 5JW.

14. ANY OTHER BUSINESS

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

15. DEVELOPMENT CONTROL

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

RESOLVED:

That Planning applications numbered 1 – 5 be determined as set out in the annex to these minutes.

16. 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

Report Item No: 1

APPLICATION No:	EPF/0415/13
SITE ADDRESS:	7 & 8 Acacia Court Lamplighters Close Waltham Abbey Essex EN9 3AF
PARISH:	Waltham Abbey
WARD:	Waltham Abbey Honey Lane
DESCRIPTION OF PROPOSAL:	TPO/EPF/18/90 T1 - Oak - Fell T2 - Oak - Fell TG1 - Oaks x 2 - Fell
DECISION:	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=546530

Members deferred this item for further information as follows:

1. To confirm the number of trees to be felled
2. The cost involved
3. Insurance details
4. Other possible options
5. Genetic testing

Report Item No: 2

APPLICATION No:	EPF/0681/13
SITE ADDRESS:	King Harold Court Sun Street Waltham Abbey Essex EN9 1ER
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Conversion of 1-11 King Harold Court (which includes the upper floors of 1, 3, 3a and 5 Sun Street and 7-9 Market Square) from office to residential use comprising 11 units (8x 1-bed and 3x 2-bed).(Revised Application)
DECISION:	Refuse Permission

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=547737

REASONS FOR REFUSAL

- 1 The proposed development is unacceptable due to its excessive density and inappropriate development in the centre of Waltham Abbey, contrary to policies CP1, CP2, CP6 and CP7 of the Adopted Local Plan and Alterations and contrary to the National Planning Policy Framework.
- 2 In relation to construction and long term vehicular access, such access to the site is inadequate and would have an adverse impact on the footfall and movement of pedestrians using this part of the pedestrianised shopping area, detrimental to the vitality and viability of the town centre, contrary to policies TC3 of the adopted Local Plan and Alterations and to the National Planning Policy Framework.
- 3 Insufficient justification has been provided for the loss of office accommodation and the introduction of residential use, particularly at ground floor level, and therefore the proposal will be detrimental to the vitality and viability of the town centre, contrary to policy TC3 of the adopted Local Plan and Alterations and to the National Planning Policy Framework, particularly paragraph 23.
- 4 The proposed development does not provide adequate access for waste disposal vehicles to collect domestic waste associated with the proposal, contrary to policies DBE9 and RP5A of the Local Plan and Alterations.

Positive and Proactive Statement

Members suggested that a way forward would be to reduce the density of development, provide details of waste disposal, details of construction methods to reduce adverse impact on the shopping centre and market due to storage of materials and disruption, and lower the price of the rental values of the offices.

Report Item No: 3

APPLICATION No:	EPF/0705/13
SITE ADDRESS:	King Harold Court Sun Street Waltham Abbey Essex EN9 1ER
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Grade II listed building application for the conversion of 1-11 King Harold Court (which includes the upper floors of 1, 3, 3a and 5 Sun Street and 7-9 Market Square) from office to residential use comprising 11 units (8x 1-bed and 3x 2-bed).
DECISION:	Refuse Permission

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=547910

- 1 The proposal has insufficient information regarding the impact of the proposed works on the structural integrity of the Listed Buildings contrary to policies HC6, HC10 and HC13 of the adopted Local Plan and Alterations.
- 2 The proposal has insufficient information regarding the impact of the proposed dormer at 3 Sun Street on the adjacent Grade II* listed building at 1 Sun Street unique architectural features contrary to policies HC12 and HC13 of the adopted Local Plan and Alterations.

Positive and Proactive Statement

Members suggested that a way forward would be to provide plans and a method statement of how the proposed development would be implemented.

Report Item No: 4

APPLICATION No:	EPF/0711/13
SITE ADDRESS:	Hailes Farm Low Hill Road Roydon Harlow Essex CM19 5JW
PARISH:	Roydon
WARD:	Roydon
DESCRIPTION OF PROPOSAL:	Retrospective application for the change of use from B8 (Storage and Distribution) to Sui Generis Use as a bus/coach garage.
DECISION:	Refuse Permission

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=547931

Members were notified of late representations from Roydon Parish Council and Lea Valley Regional Park, and further representations from Roydon Society, White Gables and Burles Farm

REASONS FOR REFUSAL

- 1 The retention of the use would cause unacceptable harm to the amenities of neighbouring properties by way of noise, disturbance and odours, contrary to policy DBE9 and RP5A of the Adopted Local Plan and Alterations.
- 2 Inadequate access onto Glen Faba Road which causes damage to neighbouring properties and verges, contrary to policies ST2 and ST4 of the Adopted Local Plan and Alterations.
- 3 The site is too small to accommodate 31 coaches which then leads to pressure to encroach on the Green Belt to the north, contrary to policies ST6 and GB2A of the Adopted Local Plan and Alterations.

POSITIVE AND PROACTIVE STATEMENT

Members suggested that a way forward would be to:

- Widen the access,
- Reduce the number of vehicles proposed on site,
- Ensure that vehicle engines would not be left running close to properties

The following information would also need to be submitted with any future application:

- Parking layout for the site
- Traffic plan

- Inclusion of the additional hardstanding to the rear of the red lined application site in any future application.

Report Item No: 5

APPLICATION No:	EPF/0928/13
SITE ADDRESS:	Richmonds House 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 consent for refurbishment and internal alterations, with bi-fold door to the rear.
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=549057

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 101, 102, 105, 106, 107, 109
- 2 Prior to completion of the works, further details of any timber frame to become exposed, any cleaning of the timber frame and any insulation to be added shall be submitted to and agreed in writing by the Local Planning Authority.
- 3 Within three months from the date of this decision, additional drawings that show details of all new windows and doors, by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to the Local Planning Authority in writing for approval, unless otherwise agreed in writing by the Local Planning Authority. All new windows and doors shall be installed/alterd and thereafter retained in accordance with the approved details.