

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee West **Date:** 31 July 2013

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 8.45 pm

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

Other Councillors:

Apologies: Ms Y Knight, R Butler, A Watts and J Wyatt

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

17. 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.

18. 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.

19. MINUTES

Resolved:

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

20. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor H Kane declared a personal interest in the following item of the agenda, by virtue of being the Council's representative with the Royal Gunpowder Mills. The Councillor had determined that her interest was non-pecuniary, but would still leave the meeting for the consideration of the application and voting thereon:

- EPF/0950/13 Royal Gunpowder Mills, Beaulieu Drive, Waltham Abbey.

(b) Pursuant to the Council's Code of Member Conduct, Councillors M Sartin and S-A Stavrou declared a personal interest in the following item of the agenda, by virtue of being members of the Lee Valley Regional Park Authority for the Council. The Councillors had determined that their interest was non-pecuniary and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0950/13 Royal Gunpowder Mills, Beaulieu Drive, Waltham Abbey.

(c) Pursuant to the Council's Code of Member Conduct, Councillor R Gadsby declared a personal interest in the following item of the agenda, by virtue of being a member of the Lee Valley Regional Park Authority on behalf of Essex County Council. The Councillors had determined that their interest was non-pecuniary and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0950/13 Royal Gunpowder Mills, Beaulieu Drive, Waltham Abbey.

21. ANY OTHER BUSINESS

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

22. 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 annex to these minutes.

23. 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/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
SPLIT DECISION:	T 1 & T2 - Grant Permission (With Conditions) TG1 – 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=546530

Members were advised that although the application states that two oaks are present in the area designated on the plan as TG1 only 1 Oak tree has been found to be present in that area. The Committee's consideration therefore extended only to that single oak and not any other tree nearby.

T1 & T2 - CONDITIONS

- 1 The works hereby authorised shall not be undertaken after a period of three years from the date of this consent has expired.
- 2 Prior to the felling hereby agreed, the details of the replacement trees, of a number, species, size and in an appropriate position shall be approved in writing by the Local Planning Authority. The trees shall then be planted within one month of the implementation as agreed, unless varied with the prior 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.
- 3 The Local Planning Authority shall receive in writing, 5 working days prior notice of the felling of any of the trees.

TG1 - REASON FOR REFUSAL:

- 1 The oak in TG1 has not been demonstrated to have caused or contributed to damage to the affected properties, and may reasonably be retained, subject to pruning. Its removal has not therefore been demonstrated to be necessary or justified, and so is contrary to policy LL9, Epping Forest District Local Plan and Alterations(2006).

POSITIVE AND PROACTIVE STATEMENT

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and in relation to trees T1 & T2 (oaks) subsequently determining to grant planning permission. In relation to TG1 - Oak, matters of concern were identified with the proposal and clearly set out in the reason for refusal. Furthermore, Members of the planning committee which took the decision to refuse planning permission for this tree have been asked to consider whether there are opportunities to amend the development to address this harm. Where a potential way forward has been identified, this has been communicated to the Applicant. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised proposal.

Report Item No: 2

APPLICATION No:	EPF/0950/13
SITE ADDRESS:	Royal Gunpowder Mills Beaulieu Drive Waltham Abbey Essex EN9 1JY
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Change of use of core visitor attraction buildings - A201, A202, A203, L167, L168, L176 and H7 - from D1 Use (museum and visitor attraction) to uses included within both D1 and D2 (assembly and leisure)
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=549232

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: PAS/WARGM/CMP/02, PAS/WARGM/CMP/03
- 3 The use hereby permitted shall not be open to customers/members/visitors outside the hours of 10:00 to 23:00 on Monday to Saturday and 10:00 to 22:30 on Sundays and Bank/Public Holidays.

Report Item No: 3

APPLICATION No:	EPF/1262/13
SITE ADDRESS:	45 Parkfields Roydon Harlow Essex CM19 5JA
PARISH:	Roydon
WARD:	Roydon
DESCRIPTION OF PROPOSAL:	Detached granny flat annexe in rear garden.
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=550633

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 specified within the submitted application forms, 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 45 Parkfields, Roydon.
- 4 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 new boundaries shall be erected subdividing the annexe hereby approved from the main dwellinghouse known as 45 Parkfields, Roydon.
- 5 Prior to first occupation of the development hereby approved, the proposed rooflights in the flank roof slope 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.
- 6 Access for materials to the site shall not be via the rear access.
- 7 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.