

## EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

**Committee:** Area Planning Subcommittee West      **Date:** Wednesday, 25 September 2013

**Place:** Council Chamber, Civic Offices, High Street, Epping      **Time:** 7.30 - 10.05 pm

**Members Present:** Ms Y Knight (Chairman), A Mitchell MBE (Vice-Chairman), R Butler, Ms H Kane, Mrs J Lea, Mrs M Sartin, Ms G Shiell, Mrs P Smith, Ms S Stavrou, A Watts and J Wyatt

**Other Councillors:**

**Apologies:** R Bassett, Mrs R Gadsby and Mrs E Webster

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

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

That the minutes of the meeting of the Sub-Committee held on 28 August 2013 be taken as read and signed by the Chairman as a correct record.

### 34. Declarations of Interest

(a) Pursuant to the Council's Code of Member Conduct, Councillors M Sartin and S Stavrou declared personal interest in agenda items 7 (2) (EPF/1312/13 - Sedge Gate Nursery, Nazeing) and 7(7) (EPF/1612/13 – Hailes Farm, Low Hill Road, Roydon) by virtue of being members of the Lea Valley Regional Park Association. The Councillors had determined that their interest was non-pecuniary and would remain in the meeting for the consideration of the applications and voting thereon.

(b) Pursuant to the Council's Code of Member Conduct, Councillor J Wyatt declared a personal interest in agenda items 7 (2) (EPF/1312/13 - Sedge Gate Nursery, Nazeing) and 7(7) (EPF/1612/13 – Hailes Farm, Low Hill Road, Roydon) by

virtue of being a deputy member of the Lea Valley Regional Park Association. The Councillor had determined that his interest was non-pecuniary and that he would remain in the meeting for the consideration of the applications and voting thereon.

(c) Pursuant to the Council's Code of Member Conduct, Councillor A Watts declared a personal, non-pecuniary interest in agenda items 7 (4) (EPF/1521/13 The Green Man Public House, Broomstick Hall Road, Waltham Abbey) as he lived near to the establishment. The Councillor declared that his interests were not prejudicial and indicated that he would remain in the meeting during the consideration and voting on the item.

**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:**

That, Planning applications numbered 1 – 7 be determined as set out in the annex to these minutes.

**37. 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**

# Minute Item 36

## Report Item No: 1

<b>APPLICATION No:</b>	EPF/1229/13
<b>SITE ADDRESS:</b>	Sons Nursery Hamlet Hill Roydon Harlow Essex CM19 5JZ
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Broadley Common, Epping Upland and Nazeing  Roydon
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey side extension for garden store.
<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/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=550572](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=550572)

### CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1312/13
<b>SITE ADDRESS:</b>	Sedge Gate Nursery Sedge Green Nazeing Waltham Abbey Essex EN9 2PA
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Use of land to park vehicles from units on to Sedgagate Nursery from Leaside Nursery.
<b>DECISION:</b>	Grant Permission (With Conditions) Time Limited Use

**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=550877](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=550877)

**CONDITIONS**

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawing no. REF 001.
- 2 The premises shall be used solely for B8 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 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 8, Class A shall be undertaken without the prior written permission of the Local Planning Authority.
- 4 The uses hereby permitted shall not be open to customers/staff outside the hours of 08:00 to 18:00 on Monday to Friday and 08:00 to 13:00 on Saturday, and shall be open at no time on Sundays and Bank/Public Holidays.
- 5 No outdoor storage or external lighting shall take place on site without prior written approval from the Local Planning Authority.
- 6 No vehicles of a weight of over 7.5T shall use the site in any circumstances.
- 7 The use hereby permitted shall be for a temporary period expiring on the 10<sup>th</sup> January 2016
- 8 The use hereby granted shall only be for vehicles being used in connection with the B8 uses at the adjacent Leaside Nursery (granted under EPF/1819/12) and for no other site or use.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1425/13
<b>SITE ADDRESS:</b>	7 Patmore Road Waltham Abbey Essex EN9 3BN
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey Honey Lane
<b>DESCRIPTION OF PROPOSAL:</b>	Extension of existing dwelling to create assisted living facility
<b>DECISION:</b>	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=551471](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=551471)

**REASON FOR REFUSAL**

- 1 The proposed development, due to its height, bulk and massing, would result in a cramped form of development which would adversely affect the amenities of the street scene, contrary to policies CP2 and DBE10 of the adopted Local Plan and Alterations.
- 2 The proposed development has an inadequate provision for off street parking, which would result in increased parking on surrounding roads and would have an adverse impact on the amenity of the area and increase the hazards to other road users and pedestrians, contrary to policies ST4 and ST6 of the adopted Local Plan and Alterations.

**POSITIVE AND PROACTIVE STATEMENT**

Members suggested that a possible way forward would be to reduce the scale of the building and increase the parking provision.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/1521/13
<b>SITE ADDRESS:</b>	The Green Man Public House Broomstick Hall Road Waltham Abbey Essex EN9 1NH
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey North East
<b>DESCRIPTION OF PROPOSAL:</b>	Variation of condition 16 'Parking Area' of planning permission EPF/0339/13. (Redevelopment to form 28 sheltered apartments for the elderly including communal facilities (Category II type accommodation), access, car parking and landscaping)
<b>DECISION:</b>	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=551916](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=551916)

**REASON FOR REFUSAL**

- 1 The proposed development has an inadequate provision for off street parking, which would result in increased parking on surrounding roads which would have an adverse impact on the amenity of the area and increase the hazards to other road users and pedestrians, contrary to policies ST4 and ST6 of the adopted Local Plan and Alterations.

**POSITIVE AND PROACTIVE STATEMENT**

Members suggested that a possible way forward would be to provide more parking spaces and make the development smaller.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/1540/13
<b>SITE ADDRESS:</b>	Waverley 8 Pump Lane Epping Green Epping Upland Essex CM16 6PP
<b>PARISH:</b>	Epping Upland
<b>WARD:</b>	
<b>DESCRIPTION OF PROPOSAL:</b>	First floor rear/side extension over existing ground floor extensions.
<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/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=551975](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=551975)

**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.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/1541/13
<b>SITE ADDRESS:</b>	Waverley 8 Pump Lane Epping Green Epping Upland Essex CM16 6PP
<b>PARISH:</b>	Epping Upland
<b>WARD:</b>	Broadley Common, Epping Upland and Nazeing
<b>APPLICANT:</b>	Mr N Crooks
<b>DESCRIPTION OF PROPOSAL:</b>	First floor rear extension over existing ground floor extension.
<b>RECOMMENDED 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/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=551976](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=551976)

**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.



**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/1612/13
<b>SITE ADDRESS:</b>	Hailes Farm Low Hill Road Roydon Harlow Essex CM19 5JW
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Roydon
<b>DESCRIPTION OF PROPOSAL:</b>	Continuation of use of site as bus/coach garage involving change of use.
<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=552316](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=552316)

**CONDITIONS**

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: (11)001, (11)002
- 2 The use hereby approved shall be carried out and run in accordance to the submitted traffic plan, unless otherwise agreed in writing by the Local Planning Authority.
- 3 Within three months from the date of this decision, details of the proposed new tree planting, including positions or density, species and planting sizes, and the post and rail fencing, along with a timetable for implementation, shall be submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. If within a period of five years from the date of planting any tree, or replacement, is removed, uprooted or destroyed or 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 it's written consent to any variation.
- 4 If any tree, shrub or hedge shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.

- 5 Within three months from the date of this decision, details of all external lighting shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, all external lighting shall be installed and maintained in accordance with the agreed details, unless otherwise agreed in writing by the Local Planning Authority.
- 6 There shall be no outdoor storage, with the exception of the storage and parking of vehicles, within the site.
- 7 All vehicle maintenance and repair must take place within the workshop, and shall not take place within the yard area.
- 8 The parking areas shown on the approved plan shall be retained free of obstruction for the parking of buses, coaches, staff and visitors vehicles.
- 9 The site shall only be used for the parking of a maximum of 31 buses/coaches or minibuses, unless agreed in writing by the Local Planning Authority.
- 10 Only buses, coaches and minibuses operating from this site shall be maintained and repaired at the site.
- 11 Low Hill Road is not to be used at any time by commercial vehicles from this site.
- 12 This is a personal permission for Galleon Travel 2009 Ltd and for no other company or person.
- 13 No commercial vehicle shall run its engines for more than 15 minutes at any time.
- 14 All vehicles shall enter and exit the site in forward gear at all times.
- 15 The workshop building (identified as such on plan (11)002) shall only be used from 08:00 to 18:00 Monday to Friday, 08:00 to 12:00 noon on Saturday and not at all on Sunday/Bank Holidays.