

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 22 April 2015
West

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 8.34 pm
High Street, Epping

Members Present: Ms Y Knight (Chairman), A Mitchell MBE (Vice-Chairman), R Bassett, R Butler, D Dorrell, Mrs R Gadsby, R Glozier, J Lea, Mrs M Sartin and Mrs G Shiell

Other Councillors:

Apologies: Mrs H Kane, Ms S Stavrou, A Watts and Mrs E Webster

Officers Present: J Godden (Principal Planning Officer), A Hendry (Democratic Services Officer) and J Leither (Democratic Services Assistant)

64. 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.

65. 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.

66. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 25 February 2015 be taken as read and signed by the Chairman as a correct record.

67. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors Sartin and Gadsby declared personal, non pecuniary interest in agenda items 7 (1) (EPF/2319/14 - Leaside Nursery, Sedge Green, Nazeing) by virtue of being a members of the Lea Valley Regional Park Association. The Councillors declared that their interests were not prejudicial and indicated that they would remain in the meeting during the consideration and voting on the items.

(b) Pursuant to the Council's Code of Member Conduct, Councillor Bassett declared a personal, non pecuniary interest in agenda items 7 (1) (EPF/2319/14 - Leaside Nursery, Sedge Green, Nazeing) by virtue of having worked with the applicant on the food task force. The Councillor declared that his interests were prejudicial and indicated that he would leave the meeting during the consideration and voting on the item.

68. ANY OTHER BUSINESS

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

69. 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.

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/2319/14
SITE ADDRESS:	Leaside Nursery Sedge Green Nazeing Essex EN9 2PA
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Demolition of existing nursery/commercial buildings and erection of 17no. B1/B2/B8 commercial units with ancillary parking
DECISION:	Referred to National Casework Unit

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=568930

The Committee resolved to recommend the grant of planning permission subject to a number of conditions as they were of the opinion that the flood risk on this site was minimal due to its location, use and the surrounding land uses, and any flood risk could be managed by the appropriate condition. The case is now referred to the National Casework Unit as it is for a major development in a Flood Zone 2 area”.

Report Item No: 2

APPLICATION No:	EPF/0162/15
SITE ADDRESS:	37 Sun Street Waltham Abbey Essex EN9 1EL
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Fire escape galvanised metal staircase to new 5 no. flats at second floor level
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=573333

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 No development shall have taken 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 Further details of the metalwork of the fire escape, and of the proposed door opening to the roof of the building, including the door itself and the extension to the roof accommodating the doorway submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development.
- 4 Notwithstanding what is shown on the drawings hereby approved, details of security measures to stop access onto the roof of the extension of the adjacent museum shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development.
- 5 The proposed fire escape door shall be outward opening only and be fitted with an alarm. Details of the alarm to be agreed in writing with the Local Planning Authority prior to the installation of the stairs

Report Item No: 3

APPLICATION No:	EPF/0171/15
SITE ADDRESS:	24 Townmead Road Waltham Abbey Essex EN9 1RP
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Retention of single storey outbuilding to rear.
DECISION:	Grant Permission

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=573373

CONDITIONS

NONE

Report Item No: 4

APPLICATION No:	EPF/0234/15
SITE ADDRESS:	Little Copped Hall Copped Hall Estate High Road Epping Essex CM16 5HS
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	New conservatory and swimming pool at basement level.
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=573518

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 No development shall have taken 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 No development shall take place until details of foul and surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 4 Prior to the commencement of any works a Phase I Habitat Survey must be submitted to EFDC. Should the survey reveal the likely presence of any European Protected Species, or their breeding sites or resting places, then protected species surveys need to be carried out. These surveys should also be submitted to EFDC. Should the protected species surveys reveal the presence of protected species, or their breeding sites or resting places on the site, then a detailed mitigation strategy must be written in accordance with any guidelines available from Natural England (or other relevant body) and submitted to EFDC. In some cases a European Protected Species Licence may be required from Natural England. All works shall then proceed in accordance with the approved strategy with any amendments agreed in writing.
- 5 Additional drawings that show details of proposed new windows and doors by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the LPA in writing prior to the commencement of any works.

Report Item No: 5

APPLICATION No:	EPF/0335/15
SITE ADDRESS:	13 The Magpies Epping Upland Epping Essex CM16 6QG
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	Proposed single storey side/rear extension and single rooflight to loft space in rear roof slope. Conversion of garage to living accommodation.
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=573735

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 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 07.30 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.

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