

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Plans Subcommittee D **Date:** 4 October 2006

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 8.38 pm
High Street, Epping

Members Present: P McMillan (Chairman), Councillor Mrs D Borton (Vice-Chairman),
Mrs P Brooks, Mrs A Cooper, J Demetriou, Mrs R Gadsby, Mrs J Lea,
Mrs P Smith, Ms S Stavrou and J Wyatt

**Other
Councillors:**

Apologies: Mrs M Sartin and D Spinks

Officers Present: S Solon (Principal Planning Officer) and A Hendry (Democratic Services Officer)

29. 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. He also informed those present, that this meeting was to be webcast live and would be capable of repeat viewing.

30. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 6 September 2006 be taken as read and signed by the Chairman as a correct record.

31. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors Mrs Gadsby, Mrs Stavrou, and Mrs Brooks declared personal interests in agenda items 7 (3) (EPF/1111/06 Town Mead Sports & Social Club, Townmead, Waltham Abbey) by virtue of being Waltham Abbey Town Councillors. The Councillors declared that their interests were prejudicial and indicated that they would not remain in the meeting during the consideration and voting on the items.

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs Cooper declared a personal interest in agenda items 7 (2) (EPF/1608/06 32 Pecks Hill, Nazeing) by virtue of being the parish ward Councillor. The Councillor declared that her interests were not prejudicial and indicated that she would remain in the meeting during the consideration and voting on the item.

(c) Pursuant to the Council's Code of Member Conduct, Councillor Mrs Borton declared a personal interest in agenda items 7 (2) (EPF/1608/06 32 Pecks Hill, Nazeing) by virtue of being the parish ward Councillor. The Councillor declared that her interests were not prejudicial and indicated that she would remain in the meeting during the consideration and voting on the item.

(d) Pursuant to the Council's Code of Member Conduct, Councillor Mrs Smith declared a personal interest in agenda items 7 (1) (EPF/1375/06 Drummaids, Parsloe Road, Epping Uplands) by virtue of being the parish Council ward member. The Councillor declared that her interests were not prejudicial and indicated that she would remain in the meeting during the consideration and voting on the item.

(e) Pursuant to the Council's Code of Member Conduct, Councillor McMillan declared a personal interest in agenda items 7 (3) (EPF/1111/06 Town Mead Sports and Social Club, Townmead, Waltham Abbey) by virtue of being a past employee with Waltham Abbey Town Council. 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.

32. ANY OTHER BUSINESS

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

33. SAINSBURY'S DISTRIBUTION DEPOT, WALTHAM POINT AND HOLMESDALE TUNNEL ROADWORKS

The committee considered a report at its meeting in June 2006 concerning a temporary suspension of the Sainsbury's Lorry Routing Agreement only in so far as it related to vehicles that would otherwise leave the M25 at junction 25 (A10) prevented from doing so by the roadworks to the Holmesdale Tunnel. Members noted that the agreement had been given to a temporary trial by officers and a report was to be submitted to this meeting in September following consultation responses.

Members had some concerns that officers had agreed to the trial without first reference to them and an apology was made for this, but with the roadworks commencing in May and the request from Sainsbury's being received only 14 days before the event, little time was available for consultation.

Members noted that consultation with affected authorities has now taken place, after 3 months of the re-routing west from the depot to the Highbridge Street junction and then west through Waltham Cross to the A10.

Waltham Abbey Town Council replied stating that the Town Council does not object to the continued suspension of the agreement for the period of the works in order for the continued ease of access to and from the depot. They added that there was concern, however, at heavy goods vehicles that still seem to use other non-agreed routes and ask that this concern be brought to the attention of Sainsburys and perhaps to the Highway Authority in order that it might consider additional signage.

Broxbourne Borough Council, through which the new routing runs and the authority most affected by this temporary suspension, replied that the Council has no objections or comments to make.

Essex County Council, the Highway Authority, agreed that this was a sensible temporary arrangement given the additional journey times encountered as a result of

the works. They added that there has been many complaints about the effects of the works in general but none about Sainsbury's vehicles.

RESOLVED:

That the results of the consultation be noted and that Sainsbury's be advised that the routing arrangements may operate for the length of the Holmesdale Tunnel roadworks but that further efforts must be made to ensure compliance with all other aspects of the routing agreement.

34. DEVELOPMENT CONTROL

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

RESOLVED:

That, Planning applications numbered 1 – 3 be determined as set out in the annex to these minutes.

35. 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

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Report Item No: 1

APPLICATION No:	EPF/1375/06
SITE ADDRESS:	Drummaids Parsloe Road Epping Upland Epping Essex CM16 6QB
PARISH:	Epping Upland
APPLICANT:	Mr S Reynolds
DESCRIPTION OF PROPOSAL:	First floor side extension.
RECOMMENDED DECISION:	REFUSED

REASON:

- 1 1. The site is within the Metropolitan Green Belt. The proposed development is at odds with government advice, Policies GB2A and GB14A of the adopted Local Plan and Policy C2 of the adopted replacement structure plan for Essex and Southend on Sea in that proposed extension does not constitute a reasonably sized development. Thus this application is unacceptable, because the proposal, by reason of its size, height, bulk and siting would harm the open character of the Metropolitan Green Belt.

Report Item No: 2

APPLICATION No:	EPF/1608/06
SITE ADDRESS:	32 Pecks Hill Nazeing Essex EN9 2NY
PARISH:	Nazeing
APPLICANT:	Mr G Hill
DESCRIPTION OF PROPOSAL:	First floor side extension.
RECOMMENDED DECISION:	GRANTED

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 extension shall match those of the existing building.
3	<p>No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.</p> <p>The Arboricultural Method Statement shall include a tree protection plan to show the areas designated for the protection of trees, shrubs and hedges, hereafter referred to as Protection Zones. Unless otherwise agreed, the Protection Zones will be fenced, in accordance with the British Standard Trees in Relation to Construction-Recommendations (BS.5837: 2005) and no access will be permitted for any development operation.</p> <p>The Arboricultural Method Statement shall include all other relevant details, such as changes of level, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences. It shall also include the control of potentially harmful operations, such as burning, the storage, handling and mixing of materials, and the movement of people or machinery across the site, where these are within 10m of any designated Protection Zone.</p> <p>The fencing, or other protection which is part of the approved Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works have been completed and all equipment, machinery and surplus materials removed from the site.</p> <p>The Arboricultural Method Statement shall indicate the specification and timetable of any tree works, which shall be in accordance with the British Standard Recommendations for Tree Works (BS.3998: 1989).</p> <p>The Arboricultural Method Statement shall include a scheme for the inspection and supervision of the tree protection measures. The scheme shall be appropriate to the scale and duration of the works and may include details of personnel induction and awareness of arboricultural matters; identification of individual responsibilities and key personnel; a statement of delegated powers; frequency dates and times of inspections and reporting, and procedures for dealing with variations and incidents. The scheme of inspection and supervision shall be administered by a suitable person, approved by the Local Planning Authority but instructed by the applicant.</p>
4.	The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been

	<p>submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.</p> <p>The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.</p> <p>The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.</p> <p>The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.</p>
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Report Item No: 3

APPLICATION No:	EPF/1111/06
SITE ADDRESS:	Town Mead Sports and Social Club Townmead Waltham Abbey Essex
PARISH:	Waltham Abbey
APPLICANT:	Waltham Abbey Town Council
DESCRIPTION OF PROPOSAL:	Proposed extensions and alterations to social club and overspill car park to existing.
RECOMMENDED DECISION:	GRANTED, SUBJECT TO THE PRIOR AGREEMENT OF THE SECRETARY OF STATE via GOVT. OFFICE FOR THE EAST OF ENGLAND

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 extension, shall match those of the existing building.

- 3 Prior to the commencement of the development details of the proposed surface materials for the car park shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
- 4 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using Windes or other similar programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained.
- 5 Prior to commencement of development, including demolition or site clearance works, a phased contaminated land investigation shall be undertaken to assess the presence of contaminants at the site in accordance with an agreed protocol as below. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance works adopted.

Prior to carrying out a phase 1 preliminary investigation, a protocol for the investigation shall be agreed in writing with the LPA and the completed phase 1 investigation shall be submitted to the LPA upon completion for approval.

Should a phase 2 main site investigation and risk assessment be necessary, a protocol for this investigation shall be submitted to and approved by the LPA before commencing the study and the completed phase 2 investigation with remediation proposals shall be submitted to and approved by the LPA prior to any remediation works being carried out.

Following remediation, a completion report and any necessary maintenance programme shall be submitted to the LPA for approval prior to first occupation of the completed development.

- 6 The car park to be constructed shall be marked out in permanent materials and used only for the parking of cars and not for the storage of cars or the storage of materials.
- 7 Provision of secure parking for cycle/motorcycles is required to ensure the development accords with the Essex Planning Officers Associated Parking Standards 2001.