

## **EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Plans Subcommittee D                      **Date:** 28 March 2007

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

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

**Other Councillors:**

**Apologies:** Mrs P Brooks, R Haines and D Spinks

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

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### **58. 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.

### **59. 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.

### **60. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting of the Sub-Committee held on 28 February 2007 be taken as read and signed by the Chairman as a correct record.

### **61. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillor Mrs D Borton declared personal interest in agenda items 7 (3) (EPF/0202/07 Land rear of Antiques Centre, Paynes Lane Nazeing) and 7(4) (EPF/0002/07 – 34 North Street, Nazeing) by virtue of being a members of the Lea Valley Regional Park Association and a member of the Parish Council. 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 items.

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs A Cooper declared a personal interest in agenda items 7 (3) (EPF/0202/07 Land rear of Antiques Centre, Paynes Lane, Nazeing) by virtue of living near the site, being registered at the surgery and being a member of the Parish Council. 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 A Cooper declared a personal interest in agenda items 7 (4) (EPF/0002/07 34 North Street, Nazeing) by virtue of being a member of the Parish Council. 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 J Wyatt declared a personal interest in agenda items 7 (2) (EPF/0144/07 100 Honey Lane, Waltham Abbey) by virtue of having known with the Applicants Agent at Enfield 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.

(e) Pursuant to the Council's Code of Member Conduct, Councillor Ms S Stavrou declared a personal interest in agenda items 7 (3) (EPF/0202/07 Land rear of Antiques Centre, Paynes Lane, Nazeing) by virtue of being a member of the Lea Valley Regional Park Authority. 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.

## **62. ANY OTHER BUSINESS**

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

## **63. DEVELOPMENT CONTROL**

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

### **RESOLVED:**

That, Planning applications numbered 1 – 4 be determined as set out in the annex to these minutes.

## **64. 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**

<b>APPLICATION No:</b>	EPF/0144/07
<b>SITE ADDRESS:</b>	100 Honey Lane Waltham Abbey Essex EN9 3BG
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey Honey Lane
<b>DESCRIPTION OF PROPOSAL:</b>	Side extension to form garage with study extension over with front and rear dormers, and first floor extension to form gable end.
<b>DECISION:</b>	<b>GRANT PERMISSION</b>

**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 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0306/07
<b>SITE ADDRESS:</b>	The Compasses PH Sewardstone Street Waltham Abbey Essex EN9 1HZ
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey South West
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of all existing buildings and erection of a block of six flats with access and parking. (Revised application)
<b>DECISION:</b>	<b>GRANT PERMISSION</b>

**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 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 3 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 4 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 5 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate that adjacent properties shall not be subject to increased flood risk and, dependant upon the capacity of the receiving drainage, shall include calculations of any increased storm run-off and the necessary on-site detention. The approved measures shall be carried out prior to the first occupation of the building hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment.
- 6 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the 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.

- 7 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors vehicles.
- 8 Notwithstanding the details shown on the approved plan, details of a building for the storage of refuse shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development and shall be constructed in accordance with the agreed details prior to the first occupation of any of the dwellings hereby approved.
- 9 No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

If any tree 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 shall be planted at the same place, and that tree, shrub, or hedge shall be of such size, specification, and species, and should be planted at such time as may be specified in writing by the Local Planning Authority.

If within a period of five years from the date of planting any replacement tree 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 its written consent to any variation.

- 10 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

- 11 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been 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.

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.

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.

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.

- 12 Prior to the commencement of the development details of the proposed surface materials for the access and parking area 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.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0202/07
<b>SITE ADDRESS:</b>	Land rear of Antiques Centre Paynes Lane Nazeing Essex EN9 2EU
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Retention of temporary modular building for use as a GP Surgery for a further period of two years.
<b>DECISION:</b>	<b>GRANT PERMISSION</b>

**CONDITIONS**

1. The consent shall inure for a limited period expiring two years from the date of this consent notice, at which time the development permitted by this notice including any ancillary uses of land shall be discontinued and the modular

building hereby approved together with ancillary structures, all materials brought onto the land to form the pedestrian access pathway and car parking areas, as shown on drawing No. 24015-SK001, and all lighting columns for the parking areas shall be removed from the land. At that time the land used for stationing the modular building together with the ancillary car parking areas and access path shall be covered with topsoil, which shall be levelled at approximately 25.1 AOD and seeded with grass.

- 2 Within 4 months of the date of this consent notice detailed proposals to mitigate the potential for conflict between vehicles accessing the site and using the adjacent highways shall be submitted to the Local Planning Authority for written approval. The details so approved shall be implemented within 2 months of the date of their approval, unless otherwise agreed in writing by the Local Planning Authority.
- 3 The temporary modular building hereby permitted shall not be open to customers/patients outside the hours of 08.00 am to 7.00 pm Monday to Fridays, 9.00 am to 1.00 pm Saturdays, and not at all on Sundays or Bank Holidays.
- 4 Deliveries and collections to the premises shall be restricted to 7.30 am to 7.00 pm Monday to Fridays, 9.00 am to 1.00 pm Saturdays, and not at all on Sundays or Bank Holidays.
- 5 Notwithstanding the requirements of condition no 1, the trees on the boundary of the site with Paynes Lane and adjacent to the southern site boundary shall be retained.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/0002/07
<b>SITE ADDRESS:</b>	34 North Street Nazeing Waltham Abbey Essex EN9 2NN
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use from builders yard to use as a tool and plant hire depot.
<b>DECISION:</b>	<b>GRANT PERMISSION</b>

## 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 machinery shall be operated, no process shall be carried out and no deliveries shall be taken at or despatched from the site outside of the following times; 08.00 - 18.00 Monday to Friday and 08.00 - 13.00 Saturday, nor at any time on Sundays and Bank/Public Holidays.
- 3 No plant or machinery exceeding 3 tonnes in weight shall be kept at the site at any time.
- 4 No external lighting shall be installed at the site in connection with the use hereby approved without the prior written approval of the Local Planning Authority.
- 5 Vehicular access to the site in connection with the approved use shall be via the existing access at the front of the site directly off North Street and no vehicular access shall be taken via the access drive that runs between 36 and 38 North Street.
- 6 Vehicles operating from the site shall not exceed 7.5 Tonnes in weight.
- 7 Prior to the first use of the site for the use hereby permitted details of a turning space and parking area shall be submitted to and agreed in writing by the Local Planning Authority and shall be constructed and surfaced in accordance with the agreed details. The turning and parking areas shall thereafter be retained free of obstruction and used only for turning and parking in connection with the approved use.
- 8 Loading and unloading of vehicles collecting or delivering goods, equipment and plant at the site shall only be carried out in the yard area and shall not be carried out in front of the building nearest North Street, the highway or the access drive that runs between 36 and 38 North Street.