

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

**Committee:** Area Plans Subcommittee D                      **Date:** 25 April 2007

**Place:** Council Chamber, Civic Offices,                      **Time:** 7.30 - 7.59 pm  
High Street, Epping

**Members Present:** P McMillan (Chairman), Mrs P Brooks, J Demetriou, R D'Souza, Mrs M Sartin and J Wyatt

**Other Councillors:**

**Apologies:** Mrs D Borton, Mrs A Cooper, Mrs R Gadsby, Mrs J Lea, Mrs P Smith 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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### **65. 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.

### **66. 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.

### **67. MINUTES**

#### **RESOLVED:**

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

### **68. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillor Mrs P Brooks declared a personal interests in agenda items 8 (1) (EPF/0325/07 Chamelion, Shop 4, Abbey Heights, Highbridge Street, Waltham Abbey) by virtue of being a Waltham Abbey Town Council 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 items.

### **69. ANY OTHER BUSINESS**

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

**70. CONFIRMATION OF TREE PRESERVATION ORDER EPF/21/06**

The Sub-Committee considered the Tree Preservation order EPF/21/06, which was made to protect those trees considered worthy of preservation and updated the TPO/ESX/1/50 order. Following a resurvey of this site the new Tree Preservation Order set out to clarify which individual trees are protected.

**RESOLVED:**

That the Tree Preservation Order EPF/21/06 – Gilwell Park, Bury Road, Chingford be confirmed subject to a modification of the plan involving the replotting of T100 (Oak), T101 (Horse Chestnut) and T102 (Coastal Redwood).

**71. 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.

**72. 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 71

## **Report Item No: 1**

<b>APPLICATION No:</b>	EPF/0325/07
<b>SITE ADDRESS:</b>	Chamelion Shop 4, Abbey Heights Highbridge Street Waltham Abbey Essex
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey South West
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of illuminated sign on roller shutter.
<b>DECISION:</b>	<b>GRANT (With Conditions)</b>

## **CONDITIONS**

- 1 The lighting provided shall be non-intermittent.
- 2 The maximum luminance of the sign granted consent by this Notice shall not exceed 1200 candelas per square metre.

## **Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0413/07
<b>SITE ADDRESS:</b>	St Leonards Barn St Leonards Road Nazeing Essex EN9 2HG
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Conversion of existing outbuildings to dwelling.
<b>DECISION:</b>	<b>GRANT (With Conditions)</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 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.
- 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 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.
- 5 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 1, Classes A, B, C, E, F and G, or by Part 2, Classes A and B shall be undertaken without the prior written permission of the Local Planning Authority.
- 6 Before the commencement of the development or any works on site, details of the landscaping of the site, including retention of trees and other natural features, shall be submitted in writing for the approval of the Local Planning Authority, and shall be carried out as approved.
- 7 No development shall take place until details of tree planting, including positions or density, species and planting size have been submitted to and approved in writing by the Local Planning Authority, and shall be carried out prior to the occupation of the development for its permitted use, or in accordance with a timetable agreed in writing with the Local Planning Authority. 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.
- 8 Prior to the commencement of the development details of the proposed surface materials for the access and parking areas 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.

- 9 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 (staff) and visitors vehicles.
- 10 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 Local Planning Authority and the completed phase 1 investigation shall be submitted to the Local Planning Authority 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 Local Planning Authority before commencing the study and the completed phase 2 investigation with remediation proposals shall be submitted to and approved by the Local Planning Authority prior to any remediation works being carried out.

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

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0346/07
<b>SITE ADDRESS:</b>	Chambers Manor Farm Epping Road Epping Upland Epping Essex
<b>PARISH:</b>	Epping Upland
<b>WARD:</b>	Broadley Common, Epping Upland and Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey side and single storey rear extensions, extension and conversion of outbuilding and erection of gates and fence. (Revised application)
<b>DECISION:</b>	<b>GRANT (With Conditions)</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 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.
- 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.
- 4 The post and rail fence hereby approved shall not be erected until details of its height, design and materials of construction have been submitted to and approved by the Local Planning Authority. The fence shall be constructed in accordance with the details approved.

### **Report Item No: 4**

<b>APPLICATION No:</b>	EPF/0347/07
<b>SITE ADDRESS:</b>	Chambers Manor Farm Epping Road Epping Upland Epping Essex
<b>PARISH:</b>	Epping Upland
<b>WARD:</b>	Broadley Common, Epping Upland and Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Grade II listed building application for a two-storey side and single-storey rear extensions, extension and conversion of outbuilding and erection of gates and fence. (Revised application)
<b>DECISION:</b>	<b>GRANT (With Conditions)</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 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.
- 3 Notwithstanding the details shown on the approved drawings, the works hereby approved shall not be commenced until the details of the number, size and location of windows in the gable end of the western elevation of the outbuilding have been submitted to and approved in writing by the Local Planning Authority. The works shall be completed in accordance with the approved details unless otherwise agreed in writing by the local Planning Authority.

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