

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee West **Date:** 29 August 2007

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

Members Present: P McMillan (Chairman), J Wyatt (Vice-Chairman), R Bassett, Mrs P Brooks, J Demetriou, Mrs R Gadsby, Mrs J Lea, Mrs M Sartin, Mrs P Smith and A Watts

Other Councillors:

Apologies: Mrs A Cooper, R D'Souza, Ms S Stavrou and Mrs E Webster

Officers Present: A Sebbinger (Principal Planning Officer), Z Folley (Democratic Services Assistant), S Dobson (Information Assistant (Public Relations)) and S G Hill (Senior Democratic Services Officer)

26. 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.

27. 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.

28. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 1 August 2007 be taken as read and signed by the Chairman as a correct record.

29. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor P McMillan declared a personal interest in agenda items 7 (1/2) (EPF/0500/07/ EPF/0501/07 - Part of Area A6, Royal Gunpowder Mills, Powdermill Lane, Waltham Abbey) by virtue of being a former members of the Waltham Abbey Gunpowder Mills Steering Group. 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 items.

(b) Pursuant to the Council's Code of Member Conduct, Councillor J Demetriou declared a personal interest in agenda items 7(1/2) (EPF/0500/07/ EPF/0501/07 - Part of Area A6, Royal Gunpowder Mills, Powdermill Lane, Waltham Abbey). The Councillor declared that his interests was not prejudicial and indicated that he would remain in the meeting during the consideration and voting on the items.

(c) Pursuant to the Council's Code of Member Conduct, Councillor Mrs R Gadsby declared a personal interest in agenda items 7 (1/2) (EPF/0500/07/ EPF/0501/07 - Part of Area A6, Royal Gunpowder Mills, Powdermill Lane, Waltham Abbey) by virtue of being a member of Waltham Abbey Town Council. The Councillor declared that her interests was not prejudicial and indicated that she would remain in the meeting during the consideration and voting on the items.

30. ANY OTHER BUSINESS

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

31. DEVELOPMENT CONTROL

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

RESOLVED:

That, Planning applications numbered 1 – 2 be determined as set out in the annex to these minutes.

32. 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

APPLICATION No:	EPF/0500/07
SITE ADDRESS:	Part of Area A6. Royal Gunpowder Mills Powdermill Lane Waltham Abbey Essex
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Reserved matters application for the development of supporting commercial uses (B1 office accommodation) approved under EPF/21/04. (relating to original outline permission, reference EPF/625/93).
DECISION:	Grant Permission (Subject to S106)

The Committee resolved to grant permission subject to the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 (As Amended) in respect of ensuring that the northernmost dwelling granted consent under EPF/647/02 (relating to the erection of two dwellings in the grounds of The Lodge) is not constructed.

CONDITIONS

- 1 The development shall be carried out in accordance with the amended plans received on 18th May 2007 unless otherwise agreed in writing with the Local Planning Authority.
- 2 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.
- 3 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
- 4 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) have been submitted to an approved in writing by the Local Planning Authority, and these

works shall be carried out as approved. These details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle artefacts and structures, including signs and lighting and functional services above and below ground. Details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers / densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant 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.

5 Prior to the commencement of the development details of the proposed surface materials for the internal road 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.

6 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.

7 If contamination not previously identified is found during development then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out unless written approval has been obtained from the LPA for an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

8 No conversion/demolition or preliminary groundworks of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall have been previously submitted to and approved in writing by the Local Planning Authority.

9 Prior to the premises being brought into use for the purpose hereby permitted, a scheme providing for the adequate storage of refuse from this use shall be submitted to and approved in writing by the Local Planning Authority (LPA). The

scheme shall be carried out and thereafter retained at all times unless the LPA gives its written consent to any variation.

- 10 Details of any external lighting of the site shall be submitted to and approved in writing by, the Local Planning Authority prior to the commencement of the development. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation and shall be of a focussed and directional nature to ensure that there is no light spill into the river corridor.
- 11 The rating level of noise (as defined by BS4142:1997) emitted from any mechanical plant shall not exceed 5dB(A) above the prevailing background noise level. The measurement position and assessment shall be made according to BS4142:1997.
- 12 No development approved by this permission shall be commenced until details of the proposed finished floor levels have been submitted to and approved in writing by the Local Planning Authority (the finished floor levels shall be a minimum of 19.5m AOD). The scheme shall be completed in accordance with these approved plans.
- 13 Compensatory flood storage works shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.
- 14 There shall be no raising of existing ground levels on the site, apart from in those areas identified for development in the Flood Risk Assessment and its Addendum.
- 15 Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water.
- 16 During construction no solid matter shall be stored within 10 metres of the banks of the River Lee and thereafter no storage of materials shall be permitted in this area.
- 17 The construction of the foul and surface water drainage system shall be carried out in accordance with details submitted to and approved in writing by the Local Planning Authority before development commences.
- 18 A minimum buffer zone of 8 metres shall be provided alongside all watercourses on the site.
- 19 A landscape management plan, including long term design objectives, management responsibilities, maintenance schedules and different regimes for the buffer zone areas shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The landscape management plan shall be carried out as approved.
- 20 A survey for bats shall be undertaken before the commencement of the development. If bats are present, provision for bats shall be incorporated in the development by creating suitable artificial roosting sites within buildings, for example by using bat boxes or bricks, and sympathetic landscaping to encourage good insect populations.

- 21 Development approved by this permission shall not be commenced unless the method for piling foundations has been submitted to and approved in writing by the Local Planning Authority. The piling shall thereafter be undertaken only in accordance with the approved details.
- 22 No drainage shall be made into the Old River Lee within the area designated as a SSSI.
- 23 Any fuels or chemicals used on site shall be contained in such a way as to minimise the risk of accidental leakage or spillage.
- 24 The office building hereby approved shall not be used for purposes other than for the maintenance of the building or equipment between the hours of 23:00 and 06:00 without the prior written approval of the Local Planning Authority.

Report Item No: 2

APPLICATION No:	EPF/0501/07
SITE ADDRESS:	Part of Area A6. Royal Gunpowder Mills Powdermill Lane Waltham Abbey Essex
PARISH:	Waltham Abbey
APPLICANT:	Hill Partnerships & WARGM Trust
DESCRIPTION OF PROPOSAL:	Conversion and change of use of the Power House and Water Tower into office accommodation (Class B1)
DECISION:	Grant Permission (Subject to S106)

The Committee resolved to grant permission subject to the completion of agreements under Section 106 of the Town and Country Planning Act, 1990 (as amended in respect of:

- A contribution of £25,000 in respect of works to Powdermill Lane, the completion of works to the highway and the submission and implementation of a Travel Plan.
- That the number of employees working within the building does not exceed 200 people.

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 The development shall be carried out in accordance with the amended plans received on 18th May 2007 unless otherwise agreed in writing with the Local Planning Authority.
- 3 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.
- 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 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
- 6 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) have been submitted to and approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle artefacts and structures, including signs and lighting and functional services above and below ground. Details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers / densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant 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.
- 7 Prior to the commencement of the development details of the proposed surface materials for the internal road 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.
- 8 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.
- 9 If contamination not previously identified is found during development then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out unless written approval has been obtained from the LPA for an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

- 10 No conversion/demolition or preliminary groundworks of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which shall have been previously submitted to and approved in writing by the Local Planning Authority.
- 11 Prior to the premises being brought into use for the purpose hereby permitted, a scheme providing for the adequate storage of refuse from this use shall be submitted to and approved in writing by the Local Planning Authority (LPA). The scheme shall be carried out and thereafter retained at all times unless the LPA gives its written consent to any variation.
- 12 Details of any external lighting of the site shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation and shall be of a focussed and directional nature to ensure that there is no light spill into the river corridor.
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- 15 There shall be no raising of existing ground levels on the site, apart from in those areas identified for development in the Flood Risk Assessment and its Addendum.
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