

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 16 March 2016
West

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 8.00 pm
High Street, Epping

Members Present: Y Knight (Chairman), A Mitchell (Vice-Chairman), R Butler, D Dorrell, L Hughes, H Kane, S Kane, M Sartin, G Shiell and S Stavrou

Other Councillors:

Apologies: R Bassett, R Gadsby, J Lea and E Webster

Officers Present: J Godden (Principal Planning Officer (Heritage, Enforcement & Landscaping)), M Jenkins (Democratic Services Officer) and J Leither (Democratic Services Officer)

45. 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.

46. 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.

47. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 17 February 2016 be taken as read and signed by the Chairman as a correct record.

48. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor Y Knight declared a non-pecuniary interest in the following item of the agenda by virtue of living in the vicinity of the application site and by being the ward councillor. The Councillor declared that her interest was not prejudicial and indicated that she would remain in the meeting during the consideration of the item and voting thereon:

- EPF/2548/15 Hillview, St Leonard's Road, Nazeing, Waltham Abbey EN9 2HQ

(b) Pursuant to the Council's Code of Member Conduct, Councillors M Sartin and S Stavrou declared a non-pecuniary interest in the following item of the agenda by virtue of being District Council appointees to the Lee Valley Regional Park Authority. The Councillors declared that their interests were not prejudicial and indicated that they would remain in the meeting during the consideration of the item and voting thereon:

- EPF/2548/15 Hillview, St Leonard's Road, Nazeing, Waltham Abbey EN9 2HQ

49. ANY OTHER BUSINESS

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

50. 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.

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/2548/15
SITE ADDRESS:	Hillview St Leonards Road Nazeing Waltham Abbey Essex EN9 2HQ
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Demolition of existing house and erection of 2 two bedroom flats and 4 one bedroom flats. The 3 ground floor flats to be provided for disabled residents and their families.
DECISION:	Granted Permission (With Conditions and Subject to Legal Agreement)

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=579733

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 hereby permitted will be completed strictly in accordance with the approved drawings nos: ELA/1, ELA/2, ELA/7, ELA/9, ELA/10, ELA/11 Rev: A, ELA/13 Rev: A, ELA/14 Rev: B, ELA/16 Rev: B, ELA/17 Rev: C, ELA/19 Rev: C, ELA/21, ELA/222 Rev: A, ELA/39 Rev: A
- 3 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 4 Prior to first occupation of the development hereby approved, the proposed upper storey window openings in the northern elevation of the rear projection (shown as obscured glass on Drawing No. ELA/14 Rev: B) shall be entirely fitted with obscured glass to a height of 1.7 metres above the floor of the room in which the window is installed and shall only be side hung from the eastern side (the left hand side when viewed from within the room in which the window is installed). Thereafter the windows shall be permanently retained in that condition.
- 5 No development shall take place until details of 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.

- 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) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping 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 minor artefacts and structures, including signs and lighting and functional services above and below ground. The 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 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 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 9 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to the 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 substantial completion of the development hereby approved and shall be adequately maintained in accordance with the approved management and maintenance plan.
- 10 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.
- 11 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.

- 12 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.

- 13 Prior to occupation of the development details of the proposed refuse storage area, as shown on drawing No. ELA/19 Rev: C. The refuse storage area shall thereafter be constructed in accordance with the approved details prior to occupation of the development and retained as such thereafter.

And the completion by the 30th March 2016 (unless otherwise agreed in writing by the Local Planning Authority) of a legal agreement to restrict the occupation of the three proposed disabled flats to Registered Disabled Persons and their families. In the event that the developer/applicant fails to complete the Legal Agreement within the stated time period, Members delegate authority to officers to refuse planning permission on the basis that the proposed development would not comply with Local Plan policies regarding the provision of adequate off-street parking provision.

Report Item No: 2

APPLICATION No:	EPF/0067/16
SITE ADDRESS:	8 Carters Lane Epping Green Epping Essex CM16 6QJ
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	Ground floor front, side and rear extension. Hip to gable loft conversion with dormer.
DECISION:	Granted 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=581876

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 No development shall take place until details of 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 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.