

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee West **Date:** 15 August 2012

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 8.50 pm

Members Present: Mrs P Smith (Chairman), Ms Y Knight (Vice-Chairman), R Bassett, Mrs R Gadsby, Ms H Kane, Mrs J Lea, A Mitchell MBE, Mrs M Sartin, Ms G Shiell, Ms S Stavrou, A Watts and J Wyatt

Other Councillors:

Apologies: D C Johnson and Mrs E Webster

Officers Present: J Godden (Planning Officer), R Perrin (Democratic Services Assistant) and A Hendry (Democratic Services Officer)

24. 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.

25. 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.

26. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 18 July 2012 be taken as read and signed by the Chairman as a correct record.

27. DECLARATIONS OF INTEREST

There were no declarations of interest pursuant to the Council's Code of Member Conduct.

28. ANY OTHER BUSINESS

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

29. 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.

30. 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 29

Report Item No: 1

APPLICATION No:	EPF/1276/12
SITE ADDRESS:	149 Roundhills Waltham Abbey Essex EN9 1TF
PARISH:	Waltham Abbey
WARD:	Waltham Abbey Honey Lane
DESCRIPTION OF PROPOSAL:	TPO/EPF/16/91 T1 - Acacia - Fell
DECISION:	Refuse Permission

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=539019

REASON FOR REFUSAL

- 1 Insufficient reasons have been provided to justify the removal of this tree. The loss of the tree's existing and potential visual amenity is therefore contrary to policy LL10 of the Council's Adopted Local Plan and Alterations..

Report Item No: 2

APPLICATION No:	EPF/0125/12
SITE ADDRESS:	110 Brooker Road Waltham Abbey Essex EN9 1JH
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Change of use on ground and first floor to D1 College/Community Centre.
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=534467

Members considered that the use would be acceptable but only with the addition of further safeguards to protect the amenities of the area and agreed to grant consent subject to alterations to conditions 1 and 5 and the addition of extra conditions 2, 7 and 8.

CONDITIONS

- 1 The use hereby permitted must be begun not later than the expiration of one year beginning with the date of this notice.
- 2 The use hereby allowed shall be for a period of 3 years only from the date of this notice.
- 3 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: Ordnance Survey Location Plan date stamped 18/01/12, W01, W02, W03 (Existing plans), W03 (Proposed plans), W04
- 4 The premises shall be used solely for D1(c) and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town & Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order.
- 5 The use hereby permitted shall not be open to students outside the hours of 10:00 to 20:00 on Monday to Saturday and at no time on Sundays and Bank/Public Holidays.
- 6 No more than 20 students shall be on site at any time.
- 7 Should the use granted by this permission cease it shall revert to a B1 office use.
- 8 All parking spaces to remain available for parking for users of the premises and shall not be used for outside storage at any time.

Report Item No: 3

APPLICATION No:	EPF/0925/12
SITE ADDRESS:	Ricotta Transport Epping Road Nazeing Essex EN9 2DH
PARISH:	Roydon
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	Retrospective consent for the extension of the existing hardstanding for the parking of vehicles.
DECISION:	Refuse Permission

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=537465

Despite the Officer's recommendation to approved planning permission, Members were concerned with regards to the impact on the openness and character of the Green Belt and determined to refuse for the reasons set out below.

REASONS FOR REFUSAL

- 1 The proposed development is located within the Metropolitan Green Belt. This constitutes inappropriate development that is harmful to the openness and character of the Green Belt by reason of the loss of an open area and trees, which has been covered in hardstanding and used for vehicle parking and storage. It is considered that the very special circumstances put forward do not clearly outweigh this harm and therefore the development is contrary to the guidance contained within the National Planning Policy Framework and policies CP1, CP2 and GB2A of the adopted Local Plan and Alterations.

Report Item No: 4

APPLICATION No:	EPF/0926/12
SITE ADDRESS:	Ricotta Transport Epping Road Nazeing Essex EN9 2DH
PARISH:	Roydon
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	Outline consent for the erection of storage building to replace former permanent buildings and existing temporary structure.
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=537466

CONDITIONS

- 1 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the approval of the last of the reserved matters as defined in condition 2 below, whichever is the later.
- 2
 - a) Details of the reserved matters set out below ("the reserved matters") shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:
 - (i) appearance;
 - b) The reserved matters shall be carried out as approved.
 - c) Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.
- 3 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 3218/1, 3218/3, 3218/4
- 4 No development shall take place until details of foul and 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 The building hereby approved shall be used solely in connection with the transport use of the site known as Ricotta Transport, Epping Road, Nazeing and for no other purposes, and shall not be sold off or used separately from the area of land outlined in blue on Plan Ref: 3218/1.