

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 13 May 2015
East

Place: Council Chamber, Civic Offices, **Time:** 7.35 - 9.50 pm
High Street, Epping

Members Present: S Jones (Chairman), A Boyce, W Breare-Hall, R Morgan, J Philip, B Rolfe, D Stallan, B Surtees, J H Whitehouse and J M Whitehouse

Other Councillors:

Apologies: P Keska, H Brady, A Grigg, M McEwen, G Waller and C Whitbread

Officers Present: N Richardson (Assistant Director (Development Management)), J Leither (Democratic Services Assistant) and A Hendry (Democratic Services Officer)

85. 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.

86. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements adopted by the Council to enable persons to address the Sub-Committee, in relation to the determination of applications for planning permission. The Sub-Committee noted the advice provided for the public and speakers in attendance at Council Planning Sub-Committee meetings.

87. ELECTION OF VICE-CHAIRMAN

In the absence of the Vice-Chairman, who had tendered his apologies, the Chairman requested nominations for the role of Vice-Chairman.

RESOLVED:

That Councillor B Rolfe be elected Vice-Chairman for the duration of the meeting.

88. MINUTES

RESOLVED:

That the minutes of the meeting held on 15 April 2015 be taken as read and signed by the Chairman as a correct record.

89. DECLARATIONS OF INTEREST

(b) Pursuant to the Council's Code of Member Conduct, Councillor R Morgan declared a pecuniary interest in the following items of the agenda. The Councillor had determined that his interest was prejudicial and that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/2516/14 – Foster Street Farm, Foster Street, Harlow
- EPF/2517/14 – Land at Harlow Gateway South, A414 London Road, Harlow
- EPF/2518/14 – C J Pryor, Cecil House, Foster Street, Harlow

90. ANY OTHER BUSINESS

It was noted that there was no other urgent business for consideration by the Sub-Committee.

91. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 – 11 be determined as set out in the schedule attached to these minutes.

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/0433/15
SITE ADDRESS:	2 Homefield Close Epping Essex CM16 4RB
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	(i) Loft conversion incorporating front and rear dormer windows with juliet balcony (ii) first floor front extension (iii) demolition of existing garage to rear and erection of double garage to front (iv) change to fenestration to ground floor rear and roof tiles and render to walls. Revised application to EPF/2979/14.
DECISION:	Grant 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=573960

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 The conifer hedge shown on the approved proposed plan shall be retained and if it is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place and retained thereafter.

Report Item No: 2

APPLICATION No:	EPF/0090/15
SITE ADDRESS:	Royal Oak Public House Oak Hill Road Stapleford Abbots Romford Essex RM4 1JL
PARISH:	Stapleford Abbots
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Erection of five dwellings (Revised application to outline consent EPF/1024/14)
DECISION:	Withdrawn Application

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=573173

This item was withdrawn by the applicant prior to the Committee meeting.

Report Item No: 3

APPLICATION No:	EPF/2898/14
SITE ADDRESS:	Blunts Farm Coopersale Lane Theydon Bois Essex CM16 7NT
PARISH:	Theydon Bois
WARD:	
DESCRIPTION OF PROPOSAL:	Replacement dwelling house.
DECISION:	Deferred

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=572094

This item was deferred to allow the site boundary to be revised following discussions between officers and the applicant's agent.

Report Item No: 4

APPLICATION No:	EPF/0389/15
SITE ADDRESS:	148 High Street Epping Essex CM16 4AG
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Change of use from retail unit as approved under planning reference EPF/1992/14 to part A1 use and part A3 use
DECISION:	Grant 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=573881

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: 1438/02f, 1438/08
- 3 The area of the premises coloured blue and indicated as 'Retail Area' on the drawing no. 1438/02f shall be used solely for A1 (retail) use and for no other purposes, and the unit as a whole shall only be used as either a mixed use of A1 (retail) and A3 (restaurants and cafes) or for A1 (retail) use and for no other purpose (including any other purpose in any Class 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.

Report Item No: 5

APPLICATION No:	EPF/2516/14
SITE ADDRESS:	Foster Street Farm Foster Street Harlow Essex CM17 9HS
PARISH:	North Weald Bassett
WARD:	Hastingwood, Matching and Sheering Village
DESCRIPTION OF PROPOSAL:	Application for full planning permission to redevelop site with enabling residential development to provide 9 residential units together with associated car parking, open space and refuse and recycling facilities. (Enabling development for linked application EPF/2517/14).
DECISION:	Referred to District Development Management Committee

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=570012

This item was referred directly up to the District Development Management Committee for decision without discussion.

Report Item No: 6

APPLICATION No:	EPF/2517/14
SITE ADDRESS:	Land at Harlow Gateway South A414 London Road Harlow Essex
PARISH:	North Weald Bassett
WARD:	Hastingwood, Matching and Sheering Village
DESCRIPTION OF PROPOSAL:	Proposed development of Plot A of site for B1 (business) and B8 (storage and distribution) purposes by C.J. Pryor Ltd. see also linked enabling development proposals EPF/2516/14 and EPF/2518/14)
DECISION:	Referred to District Development Management Committee

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=570013

This item was referred directly up to the District Development Management Committee for decision without discussion.

Report Item No: 7

APPLICATION No:	EPF/2518/14
SITE ADDRESS:	C. J. Pryor Cecil House Foster Street Harlow Essex CM17 9HY
PARISH:	North Weald Bassett
WARD:	Hastingwood, Matching and Sheering Village
DESCRIPTION OF PROPOSAL:	Application for full planning permission to redevelop site with enabling residential development to provide 65 residential units together with associated car parking, open space and refuse and recycling units (Enabling development for linked application EPF/2517/14).
DECISION:	Referred to District Development Management Committee

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=570014

This item was referred directly up to the District Development Management Committee for decision without discussion.

Report Item No: 8

APPLICATION No:	EPF/2905/14
SITE ADDRESS:	Land to the East of Theydon Bois Station Station Approach Theydon Bois Essex CM16 7HR
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Prior approval notification under Part 18, Class A of Schedule 2 of the Town and Country Planning (General Permitted Development Order) (England) 2015 in order to construct a station commuter car park including associated alterations to the existing access - Land to the east of Theydon Bois station
DECISION:	Prior Approval Required and Refused

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=572130

The Committee's attention was drawn to a further representation from the Campaign to Protect Rural Essex.

REASONS FOR REFUSAL

- 1 The proposed commuter car park could and ought to be carried out on land owned by Transport for London in neighbouring stations on the Central Line where there is capacity to do so.
- 2 The proposed commuter car park would result in the new floodlights being on longer than those to be replaced which would harm the visual amenity of the surrounding land, including this part of the Metropolitan Green Belt and contrary to policies GB7A and DBE2 of the Adopted Local Plan and Alterations, and to the National Planning Policy Framework.

Report Item No: 9

APPLICATION No:	EPF/0477/15
SITE ADDRESS:	Land to East of Theydon Bois Station Station Hill Theydon Bois Essex
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Minor alterations to the existing vehicular access from Station Hill through the delivery of a dropped kerb of 2.4 metres in width and the installation of a pedestrian gate for improved access to the station's operational land.
DECISION:	Grant 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=574094

The Committee's attention was drawn to a representation from the Campaign to Protect Rural Essex.

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: TB_LOC_001, TB_BLO_001, PBO244_102.dwg.

Report Item No: 10

APPLICATION No:	EPF/0252/15
SITE ADDRESS:	Maes Mawr Stapleford Road Stapleford Abbots Essex RM4 1EJ
PARISH:	Stapleford Abbots
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Demolition of existing barn, stables and shed, and erection of two, two storey detached dwellings and garages, with associated access and landscaping works (revised design) Revised application to EPF/1824/14.
DECISION:	Grant 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=573555

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 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.
- 3 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tools. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
- 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.
- 5 Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.

- 6 No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]
- 7 Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]
- 8 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]
- 9 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of

any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.

- 10 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.
- 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Class A of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 13 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.
- 14 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: SJG1401, 201, 202, 203, 204, 205 and 206 .

Report Item No: 11

APPLICATION No:	EPF/0363/15
SITE ADDRESS:	214-216 High Street Epping Essex CM16 4AQ
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Extend retail shop at ground floor and basement to be retail use. Part conversion of ground floor shop to residential flats, conversion of first floor offices and store to flats and erection of a two storey side/rear extension to provide additional accommodation (total five flats) (Revised application following refused application ref: EPF/2372/14).
DECISION:	Grant 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=573816

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: 1458/01, 1458/02, 1458/03E, 1458/04c, 1458/05a, 1458/06A, 1458/07, 1458/08B
- 3 Prior to the occupation of the residential unit referred to as Flat 2 on the approved plans, the first floor windows within the south eastern elevation shall be blocked up and retained as such thereafter.
- 4 The two storey side/rear extension shall be externally finished in yellow stock bricks and bond to match that of the existing building. Details of the junction between the new extension and the existing red brick building shall be submitted to and approved in writing prior to the commencement of the development, and shall be carried out in accordance with the approved details.
- 5 The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.
- 6 Additional drawings that show details of proposed new windows and doors, by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of any works.

- 7 The approved rooflights shall be conservation style rooflights only.
- 8 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.
- 9 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.
- 10 The loading/unloading area shown on the approved plan shall be retained free of obstruction for the servicing of the retail unit on the ground floor of the building.