

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 27 August 2014
West

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 8.27 pm
High Street, Epping

Members Present: A Mitchell MBE (Vice-Chairman), R Bassett, D Dorrell, Ms H Kane,
Mrs J Lea, Ms G Shiell, Ms S Stavrou and Mrs E Webster

Other Councillors:

Apologies: Ms Y Knight

Officers Present: J Shingler (Principal Planning Officer), A Hendry (Democratic Services Officer) and G J Woodhall (Democratic Services Officer)

15. 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.

16. APPOINTMENT OF VICE CHAIRMAN

In the absence of the Chairman the Vice Chairman took the Chairmanship of the meeting. Councillor Bassett was appointed to be the Vice Chairman for the duration of the meeting.

17. 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.

18. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 30 July 2014 be taken as read and signed by the Chairman as a correct record.

19. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor Ms S Stavrou declared a non pecuniary interest in agenda items 7 (2) (EPF/1343/14 - St Leonards

Farm, St Leonards Road, Nazeing) by virtue of being a member of the Lea Valley Regional Park Association. 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 item.

20. ANY OTHER BUSINESS

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

21. DEVELOPMENT CONTROL

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

RESOLVED:

That, Planning applications numbered 1 – 3 be determined as set out in the annex to these minutes.

22. 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/1276/14
SITE ADDRESS:	Old House Old House Lane Roydon Essex CM19 5DN
PARISH:	Roydon
WARD:	Broadley Common, Epping Upland and Nazeing
APPLICANT:	Mr Sam Marino
DESCRIPTION OF PROPOSAL:	Conversion of existing horticultural packing shed currently in residential use to form a single residential dwelling, with proposed internal and external alterations to the appearance of the building.
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=563976

Members asked that officers and enforcement seek to ensure that the timescales are met and if not, to take appropriate action to secure compliance with the enforcement notice.

CONDITIONS

- 1 Within three months of this decision the lean-to addition to the Grade II Listed Barn, facing the proposed patio area, shall be modified to the condition previously approved under application EPF/1414/13. That is to say the side elevation wall shall be finished in weatherboarding.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings No's: NWA-14-007-LOC-P, NWA-14-007-SURV, NWA-14-007-1, NWA-14-007-2, NWA-14-007-3 and the works shall be fully completed within six months of the date of this decision notice and permanently retained in this state as long as this use continues.
- 3 Within six weeks of the date of this decision notice a Phase 1 Land Contamination investigation shall be 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]

- 4 Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, a Phase 2 site investigation shall subsequently be carried out within 6 weeks of agreement in writing of the phase 1 report. 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]
- 5 Should Land Contamination Remediation Works be identified as necessary under the above condition, a detailed remediation scheme to bring the site to a condition suitable for the intended use shall be submitted to the Local Planning Authority within 6 weeks of the agreement in writing of the Phase 2 report, and approved in writing. 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]
- 6 Following completion of measures identified in the approved remediation scheme 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 in writing prior to the first occupation of the dwelling. The approved monitoring and maintenance programme shall be implemented.
- 7 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.

Members requested that the progress on the works be fully monitored to ensure they were carried out within the required timescales and that suitable enforcement action be taken against the existing unauthorised use should the works not be completed as proposed.

Report Item No: 2

APPLICATION No:	EPF/1343/14
SITE ADDRESS:	St Leonards Farm St Leonards Road Nazeing Waltham Abbey Essex EN9 2HG
PARISH:	Nazeing
WARD:	Lower Nazeing
APPLICANT:	Mr William H Wood
DESCRIPTION OF PROPOSAL:	Change of use of agricultural land and outbuildings to use Class B1/B8 including ancillary works and new vehicular access.
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=564252

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved Location Plan, approved Site Plan, and drawing no: 2943/1
- 2 The premises shall be used solely for B1 and/or B8 and for no other purpose (including any other purpose in Class B 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.
- 3 Within three months of the date of this decision, details of foul and surface water disposal shall be submitted to the Local Planning Authority for approval in writing. The disposal systems shall thereafter be implemented and retained in accordance with the approved details.
- 4 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 Class A-D of Part 8 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 The use hereby permitted shall not operate outside the hours of 07:00 to 18:00 on Monday to Friday, 07:30 to 13:00 on Saturday and at no time on Sundays and Bank Holidays.
- 6 If any tree, shrub or hedge shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3

months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.

- 7 Within three months of the date of this decision, full details of both hard and soft landscape works (including tree planting) to include significant tree screening along site boundaries and closure of the access between the residential properties and the application site, and implementation programme (linked to the development schedule) shall be submitted to the Local Planning Authority for written approval. The works shall thereafter 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.
- 8 Within three months of the date of this decision a Tree Protection Plan, Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) shall be submitted to the Local Planning Authority for approval in writing. The development shall thereafter be carried out in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 9 Prior to first use of the approved new access, this shall be constructed to a minimum width of 5.5 metres for at least the first 6 metres from the back of the Highway Boundary and provided with an appropriate dropped kerb crossing of the verge.
- 10 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 11 Within 28 days from the date of first use of the new vehicle access, any vehicle access to the application site from the south shall cease. No vehicle access shall thereafter be permitted from the south.
- 12 No outdoor storage shall be undertaken within the application site.
- 13 Prior to the installation of any outdoor lighting, details of the type, location and positioning of the lighting shall be submitted to and agreed in writing with the Local Planning Authority. Any lighting shall thereafter be installed in accordance with these approved details.

- 14 Within 1 month of the date of this approval, details of a single estate sign board to be located at the entrance to the site shall be submitted to the Local Planning Authority for approval in writing. The approved sign shall be installed within 2 months of the approval and thereafter maintained. No other signage shall be erected at the site without the prior written approval of the Local Planning Authority.

Report Item No: 3

APPLICATION No:	EPF/1354/14
SITE ADDRESS:	Red Roofs Low Hill Road Roydon Harlow Essex CM19 5JN
PARISH:	Roydon
WARD:	Roydon
APPLICANT:	Mr Kurt Obeney
DESCRIPTION OF PROPOSAL:	Alterations and conversion of existing barn to annexe accommodation.
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=564313

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 external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.
- 3 Prior to first occupation of the development hereby approved, the proposed window openings, including the rooflights, in the northern rear elevation facing Appleby, shall be fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 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.

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