

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 23 June 2021
East

Place: Conference Suite - Civic Offices **Time:** 7.00 - 8.30 pm

Members Present: P Keska (Chairman), R Balcombe, P Bolton, L Burrows, I Hadley, S Jones, J McIvor, B Rolfe (Vice-Chairman), B Vaz, H Whitbread, J H Whitehouse and J M Whitehouse

Other Councillors:

Apologies: H Brady, N Bedford, C McCredie, R Morgan, J Philip, P Stalker and C Whitbread

Officers Present: A Marx (Development Manager Service Manager (Planning)), L Kirman (Democratic Services Officer), V Messenger (Democratic Services Officer), A Buckley (Communications Officer), T Carne (Corporate Communications Team Manager), A Hendry (Democratic Services Officer), S Mitchell (PR Website Editor), G Woodhall (Team Manager - Democratic & Electoral Services) and J Godden (Heritage, Enforcement & Landscaping Team Manager)

1. 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.

2. MINUTES

RESOLVED:

That the minutes of the meeting held on 28 April 2021 be taken as read and signed by the Chairman as a correct record.

3. DECLARATIONS OF INTEREST

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

4. ANY OTHER BUSINESS

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

5. EPPING FOREST DISTRICT LOCAL PLAN SUBMISSION VERSION - PLANNING POLICY BRIEFING NOTE

It was noted that the Epping Forest District Local Plan Submission Version Planning Policy Briefing note was available at:

http://www.efdclocalplan.org/wpcontent/uploads/2018/03/Planning-Policy-Briefing-Note_Mar-2018.pdf

6. SITE VISITS

The Sub-Committee Members noted that for the duration of the coronavirus pandemic, any planning applications deferred for a site visit at an Area Planning Sub-Committee would be automatically referred to the District Development Management Committee (or Council) for determination.

There were no formal site visits requested by the Sub-Committee.

7. PLANNING APPLICATION - EPF/2879/20 THORNWOOD FILLING STATION, HIGH ROAD, EPPING CM16 6LZ

APPLICATION No:	EPF/2879/20
SITE ADDRESS:	Thornwood Filling Station High Road Epping CM16 6LZ
PARISH:	North Weald Bassett
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Install plant/machinery as necessary for a small commercial kitchen to produce hot food for takeaway purposes within the existing footprint of the building plus the partial blocking up of an existing external exit on southern elevation.
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=645673

CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans: RB-01, RBRLS-0003-KVS-001/A, Design and Access Statement, Location Plan, Supplementary information to support planning for kitchen ventilation system dated 23.022021

- 3 The hereby permitted approved kitchen extract system and any associated plant shall be switched off between 23.00 hours and 07.00 hours.
- 4 The use hereby permitted must cease during any period that the rating level of noise (as defined by BS4142:2014) emitted from the kitchen extract system and any associated plant exceeds the prevailing background noise level. The measurement position and assessment shall be made according to BS4142:2014.
- 5 The commercial kitchen use hereby permitted shall not be open to customers outside the hours of 08:00 to 21:00 on Monday to Saturday and 08:00 to 21:00 on Sundays and Bank Holidays.
- 6 Adequate provision for foul drainage from the kitchen shall be submitted to and approved by the Local Authority. Drains serving the kitchens in the service station shall be fitted with a grease separator, as detailed in the Building Regulations 2000, Approved Document H (Drainage and waste disposal), to comply with prEN 1825-1 and designed in accordance with prEN 1825-2 (Installations for separation of grease) or other effective means of grease removal. The approved drainage shall be retained and maintained while the site is in use.
- 7 The ventilation/extraction system detailed in the submitted planning application and subsequent revised documents shall be installed in their entirety before the operation of the use hereby permitted. The equipment shall thereafter be maintained in accordance with the manufacturer's instructions for the lifetime of the development and operated at all times when cooking is being carried out.

8. PLANNING APPLICATION - EPF/0281/21 GARAGES TO THE REAR OF NOS. 13-43 CHARLES STREET, EPPING CM16 7AU

APPLICATION No:	EPF/0281/21
SITE ADDRESS:	Garages to the rear of Nos. 13-43 Charles Street Epping CM16 7AU
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Application for Variation of conditions 2 'plan numbers' and 21 'No new windows in southern walls' for EPF/3426/18. (Demolition of the existing garage buildings and the erection of 9 x 2 bedroom mews houses, with associated landscaping, parking, bike and refuse stores).
DECISION:	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=647856

REASONS FOR REFUSAL

The proposed increase in the height of the dwellings to allow the use of the roof space as an additional room would result in an increase in the bulk and massing of the development and result in a significant intensification of the usage of this small site which provides a poor level of amenity space for the 9 houses already approved. It will therefore result in a cramped and over dense form of development on this site and as such is contrary to policies CP1, CP2, CP3, CP 7, DBE1 and DBE3 of the Adopted Local Plan and Alterations 2006 and SP3, H1, DM9 and DM 10 of the Local Plan Submission Version and the NPPF.

Members had serious concerns that this scheme would result in significant harm to the site and immediate area due to the increase in rooms which would result in a cramped and over densified form of development.

9. PLANNING APPLICATION - EPF/0744/21 1 LION COTTAGES, TOOT HILL ROAD, ONGAR CM5 9QL

APPLICATION No:	EPF/0744/21
SITE ADDRESS:	1 Lion Cottages Toot Hill Road Ongar CM5 9QL
PARISH:	Stanford Rivers
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Proposed garage conversion and single storey link with partial alteration to roof (Revised application to EPF/0109/21)
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=649864

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 shall be carried out and retained strictly in accordance with the following approved plans: 1746.1A, 1746.2A, 1746.3A, 1746.7, 1746.8 and 1746.9.

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those in the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 4 The garage conversion hereby permitted shall only be used for purposes incidental to the residential use of the dwelling known as 1 Lion Cottages, and shall not be used for any primary residential accommodation.
- 5 Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a seating area, roof garden, terrace, patio or similar amenity area.
- 6 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed and utilised to clean vehicles immediately before leaving the site. Any mud or other material deposited on nearby roads as a result of the development shall be removed.
- 7 No deliveries, external running of plant and equipment or demolition and construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours of 07:30 to 18:00 on Monday to Friday and 08:00 to 13:00 on Saturday and not at all on Sundays, Public or Bank Holidays without the prior written permission of the Local Planning Authority.

10. PLANNING APPLICATION - EPF/0930/21 LITTLE OAKS, ABRIDGE ROAD, THEYDON BOIS, EPPING RM4 1TX

APPLICATION No:	EPF/0930/21
SITE ADDRESS:	Little Oaks Abridge Road Theydon Bois Epping RM4 1TX
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Replacement dwelling.
RECOMMENDED 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=650573

CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans: 01 and 05 Rev I.
- 3 Prior to preliminary ground works taking place, details of foul and surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details, and shall be provided on site prior to the first occupation and shall be retained for the lifetime of the development.
- 4 Prior to any above ground works, full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) shall be submitted to and approved in writing by the Local Planning Authority. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of the building or completion of the development, whichever is the sooner. 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.
- 5 Tree protection, methodology for construction adjacent to trees and Arb site supervision shall be undertaken in accordance with the submitted Tree Survey/ Arboricultural Method Statement and Tree protection shall be implemented as shown on Moore Partners 'Tree Protection Plan' drawing number MP/LOAK/01 dated 7th December unless the Local Planning Authority gives its prior written approval to any alterations.
- 6 If any tree, shrub or hedge shown to be retained in the submitted Arboricultural reports is removed, uprooted or destroyed, dies, or becomes severely damaged or diseased during development activities or 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 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those specified in the submitted application form, unless otherwise agreed in writing by the Local Planning Authority.
 - 8 Prior to first occupation of the development, measures shall be incorporated within the development to ensure a water efficiency standard of 110 litres (or less) per person per day.
 - 9 Prior to first occupation of the development hereby approved, 1 Electric Vehicle Charging Point shall be installed and retained thereafter for use by the occupants of the site.
 - 10 Prior to first occupation of the development, the recommendations set out in the Preliminary Ecological Appraisal by T4 Ecology Ltd (dated December 2020) shall have been implemented and retained as such, unless otherwise agreed in writing with the LPA.
 - 11 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site. Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the local planning authority contacted and a scheme to investigate the risks and/or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the local planning authority prior to the recommencement of development works. In such instances, following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.
 - 12 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed and utilised to clean vehicles immediately before leaving the site. Any mud or other material deposited on nearby roads as a result of the development shall be removed.
 - 13 No deliveries, external running of plant and equipment or demolition and construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours of 07:30 to 18:00 on Monday to Friday and 08:00 to 13:00 on Saturday and not at all on Sundays, Public or Bank Holidays without the prior written permission of the Local Planning Authority.
 - 14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any other order revoking and re-enacting that order) no development permitted by virtue of Classes A, AA, B, D & E of Part 1 to schedule 2 shall be undertaken.

- 15 The development to which this planning permission relates shall not commence if any part of the development found lawful under EPF/1839/20 is already commenced.
- 16 All existing buildings shall be demolished and all materials resulting from the demolition shall be removed prior to first occupation of the proposed dwelling
- 17 The outbuilding approved under Lawful Development Certificate EPF/1839/20 shall not be implemented if this planning permission is implemented. If the outbuilding subject to EPF/1839/20 is erected before works commence on this planning application, it must be removed before the first residential occupation of the replacement dwelling hereby approved.

CHAIRMAN