

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee:	Area Planning Sub-Committee East	Date:	15 September 2021
Place:	Council Chamber - Civic Offices	Time:	7.00 - 8.29 pm
Members Present:	N Bedford, P Bolton, L Burrows, I Hadley, J McIvor, J Philip, B Vaz, C Whitbread, H Whitbread, J H Whitehouse and J M Whitehouse		
Apologies:	H Brady, R Balcombe, S Jones, C McCredie, R Morgan, B Rolfe and P Stalker		
Officers Present:	A Marx (Development Manager Service Manager (Planning)), J Leither (Democratic Services Officer), V Messenger (Democratic Services Officer), A Buckley (Communications Officer) and P Seager (Chairman's Officer)		

23. 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.

24. 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.

25. MINUTES

RESOLVED:

That the minutes of the meeting held on 21 July 2021 be taken as read and signed by the Chairman as a correct record.

26. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Members' Code of Conduct, Councillor N Bedford declared a non-pecuniary interest in item 13 of the agenda by virtue of the applicant being known to him. The Councillor had determined that he would stay in the meeting for the consideration of this item and voting thereon:

- EPF/0782/21 – 40 Stonards Hill, Epping CM16 4QH

(b) Pursuant to the Members' Code of Conduct, Councillor C Whitbread declared a non-pecuniary interest in item 9 of the agenda by virtue of the applicant being

known to him. The Councillor had determined that he would leave the meeting for the consideration of this item and voting thereon:

- EPF/1286/20 – Broadbanks, 23 Ivy Chimneys Road, Epping CM16 4EL

(c) Pursuant to the Members' Code of Conduct, Councillor C Whitbread declared a non-pecuniary interest in item 11 of the agenda by virtue of the applicant being known to him. The Councillor had determined that he would leave the meeting for the consideration of this item and voting thereon:

- EPF/0364/21 – Crystal Brook, Little Gregories Lane Theydon Bois CM16 7JP

(d) Pursuant to the Council's Members' Code of Conduct, Councillor C Whitbread declared a non-pecuniary interest in item 13 of the agenda by virtue of the applicant being known to him. The Councillor had determined that he would stay in the meeting for the consideration of this item and voting thereon:

- EPF/0782/21 – 40 Stonards Hill, Epping CM16 4QH

(e) Pursuant to the Members' Code of Conduct, Councillor J McIvor declared a non-pecuniary interest in item 9 of the agenda. The Councillor had determined that he would stay in the meeting for the consideration of this item and voting thereon:

- EPF/1286/20 – Broadbanks, 23 Ivy Chimneys Road, Epping CM16 4EL

27. ANY OTHER BUSINESS

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

28. 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

The Planning Officer advised that this information was now out of date and was currently being consulted on and would be updated at the next meeting.

29. SITE VISITS

Councillor H Whitbread proposed a site visit for item 10 of the agenda, EPF/1290/20 Land adjacent to Horse Shoe Farm, London Road, North Weald CM17 9LH this was seconded by Councillor C Whitbread and the Sub-Committee voted unanimously in favour of a site visit.

30. PLANNING APPLICATION - EPF/1286/20 BROADBANKS, 23 IVY CHIMNEYS ROAD, EPPING CM16 4EL

APPLICATION No:	EPF/1286/20
SITE ADDRESS:	Broadbanks 23 Ivy Chimneys Road EPPING CM16 4EL
PARISH:	Epping
WARD:	Epping Hemnall
APPLICANT:	Mr Mike Payne
DESCRIPTION OF PROPOSAL:	Demolition of existing dwelling and 2no. associated agricultural buildings and replacement with 3no. detached dwellings including ancillary works and landscaping.
RECOMMENDED DECISION:	Grant Permission (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=638215

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:

001.00, 002.00, 005.00, 300.01, 305.00,306.01, 307.00, 310.01. 175370-001, 175370-002 rev C, 175370-003, DW2018-413,

Design and Access Statement -Environmental and Geotechnical Desk Study and Site Investigation report reference 2148/Rpt2v3 July 2019, bat Survey by Essex Mammal Surveys January 2018, Preliminary Ecological Assessment November 2018 by Ethos Environmental Planning, Flood Risk/Surface Water Management Statement (including SuDs Strategy and Maintenance Plan. Reference 175371-01 dated July 2019 by Ardent, Arboricultural Impact Assessment Report reference SHA 626 rev D dated 17 February 2018.

3. No construction works above ground level shall take place until (documentary and photographic) details of the type and colours of the external finishes of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
4. The house type 2 hereby permitted shall not be occupied until the windows in the upper floor southern and northern flank elevations have been fitted with obscure glass with a minimum privacy level 3 obscurity, and no part of that/those windows that is less than 1.7 metres above the internal floor level of the room in which it is installed shall be capable of being opened. Once installed the obscure glass shall be retained thereafter.

5. No preliminary ground works shall take place until 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.
6. No development shall commence until an assessment of the risks posed by any contamination, carried out in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), shall have been submitted to and approved in writing by the local planning authority. If any contamination is found, a report specifying the measures to be taken, including the timescale, to remediate the site to render it suitable for the approved development shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures and timescale and a verification report shall be submitted to and approved in writing by the local planning authority. If, during the course of development, any contamination is found which has not been previously identified, work shall be suspended and additional measures for its remediation shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures and a verification report for all the remediation works shall be submitted to the local planning authority within 21 days of the report being completed and approved in writing by the local planning authority.
7. Following completion of the 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.
8. 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 Phase 2 report, work shall be suspended and additional measures for its remediation shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures and a verification report for all the remediation works shall be submitted to the local planning authority within 21 days of the report being completed and approved in writing by the local planning authority.
9. Tree protection shall be implemented prior to the commencement of development activities (including demolition), and the methodology for development (including supervision) shall be undertaken in accordance with the submitted Tree Survey/ Arboricultural Method Statement reports unless the Local Planning Authority gives its prior written approval to any alterations. Tree protection shall be installed as shown on Sharon Hosegood

Associates 'Tree Protection Plan' drawing number SHA 626TPP Rev D dated 16th February 2018.

10. 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.
11. No development shall take place, including any ground works or demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall provide for the following all clear of the highway:
 - safe access into the site;
 - the parking of vehicles of site operatives and visitors;
 - loading and unloading of plant and materials;
 - storage of plant and materials used in constructing the development;
 - wheel and underbody washing facilities.The approved Plan shall be adhered to throughout the construction period.
12. Prior to the first occupation of the development the access arrangements (including footway surfacing and visibility splays), vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The access, parking and turning areas shall be retained in perpetuity for their intended purpose.
13. Prior to first occupation of the proposed development, the Developer shall be responsible for the provision, per dwelling, and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator.
14. There shall be no discharge of surface water onto the Highway.
15. The proposed development should be undertaken in accordance with the recommendations made in the Bat Survey by Essex Mammal Surveys January 2018 and Preliminary Ecological Assessment November 2018 by Ethos Environmental Planning unless otherwise agreed in writing by the Local Planning Authority.

16. Prior to any above groundworks, details and location of the parking spaces (including garages) equipped with active and/or passive Electric Vehicle Charging Point(s) shall have been submitted to and approved in writing with the Local Planning Authority (LPA), unless otherwise agreed in writing with the LPA. The installation of EVCP shall be completed in accordance with the approved details and made operational prior to first occupation. The details shall include:
 - Location of active and passive charging infrastructure;
 - Specification of charging equipment; and
 - Operation/management strategy. The council will expect that a management plan for the charging points is set out clearly. This will address:
 - a) Which parking bays will have active and/or passive charging provision, including disabled parking bays;
 - b) How charging point usage will be charged amongst users;
 - c) The process and the triggers for identifying when additional passive charging points will become activated; and
 - d) Electricity supply availability. The electricity supply should be already confirmed by the Network Provider so that the supply does not need to be upgraded at a later date.
17. Prior to any above groundworks, a strategy to facilitate super-fast broadband for future occupants of the site shall have been submitted to and approved in writing by the Local Planning Authority (LPA). The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway, unless evidence is put forward and agreed in writing by the LPA that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure. The development of the site shall be carried out in accordance with the approved strategy unless otherwise agreed in writing by the LPA.
18. 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.
19. No ground works shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
20. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - (1) The parking of vehicles of site operatives and visitors
 - (2) Loading and unloading of plant and materials
 - (3) Storage of plant and materials used in constructing the development

- (4) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- (5) Measures to control the emission of dust and dirt during construction, including wheel washing.
- (6) A scheme for recycling/disposing of waste resulting from demolition and construction works.
- (7) Tree protection measures.

21. 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, B and E of Part 1 to schedule 2 shall be undertaken.

22. Before any construction works commence on site, all existing buildings on the site will be demolished and cleared from the site.

31. PLANNING APPLICATION - EPF/1290/20 LAND ADJACENT HORSE SHOE FARM, LONDON ROAD, NORTH WEALD, HARLOW CM17 9LH

APPLICATION No:	EPF/1290/20
SITE ADDRESS:	Land Adjacent Horse Shoe Farm London Road North Weald Harlow CM17 9LH
PARISH:	North Weald Bassett
WARD:	Hastingwood, Matching and Sheering Village
APPLICANT:	Padfield
DESCRIPTION OF PROPOSAL:	New Agricultural Barn with additional Hardstanding area
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=638219

Deferred for a Site Visit.

32. PLANNING APPLICATION - EPF/0364/21 CRYSTAL BROOK, LITTLE GREGORIES LANE, THEYDON BOIS, EPPING CM16 7JP

APPLICATION No:	EPF/0364/21
SITE ADDRESS:	Crystal Brook Little Gregories Lane Theydon Bois Epping CM16 7JP
PARISH:	Theydon Bois

WARD:	Theydon Bois
APPLICANT:	Mr Garry Castle
DESCRIPTION OF PROPOSAL:	Construction of a single storey garage building and extension of existing stables, following demolition of existing garages and other buildings on site.
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=648213

Withdrawn from Agenda – decided under delegated authority.

33. PLANNING APPLICATION - EPF/0755/21 FORMER POLICE STATION, 230 HIGH STREET, EPPING CM16 4AP

APPLICATION No:	EPF/0755/21
SITE ADDRESS:	Former Police Station 230 High Street Epping CM16 4AP
PARISH:	Epping
WARD:	Epping Hemnall
APPLICANT:	Mr Irfan Umarji
DESCRIPTION OF PROPOSAL:	Change of use of ground floor and basement of former Police Station to Use Class E (Commercial, Business and Service). (Revised scheme to EPF/2746/20).
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=649955

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: TS19-193-1, TS19-193-2, TS19-193-3, TS19-193-4, TS19-193-5, TS19-193-6, TS19-193-7, 2020 001/01, 2020 001/02, 2020 001/05 Rev D, and 2020 001/06.
3. The use hereby permitted shall not be open to customers / members outside the hours of 8am to 11pm on Mondays to Sundays and Bank Holidays.

4. No service deliveries or waste collection shall be taken at or despatched from the site outside the hours of 8am to 9pm on Mondays to Sundays (Including Public/Bank Holidays).

34. PLANNING APPLICATION - EPF/0782/21 40 STONARDS HILL, EPPING CM16 4QH

APPLICATION No:	EPF/0782/21
SITE ADDRESS:	40 Stonards Hill Epping CM16 4QH
PARISH:	Epping
WARD:	Epping Hemnall
APPLICANT:	Mr F Jamieson
DESCRIPTION OF PROPOSAL:	Removal of existing shed/outbuilding and Extension and conversion of existing rear garden outbuilding to create annexe accommodation. (Revised application to EPF/2774/20).
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=650040

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: 18065_001 Rev 1 and 10865-110.
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 annexe hereby permitted shall only be used for purposes incidental to the residential use of the dwelling known as 40 Stonards Hill and shall not be used for any primary residential accommodation.
5. 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 Class E of Part 1 to schedule 2 shall be undertaken.
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. Tree protection shall be implemented prior to the commencement of development activities (including demolition), and the methodology for development (including supervision) shall be undertaken in accordance with the submitted Tree Survey/ Arboricultural Method Statement reports and Tree protection shall be installed as shown on Tim Moya Associates drawing number 190311-P-22 dated July 2021 unless the Local Planning Authority gives its prior written approval to any alterations.
8. Prior to any above ground works, details of two replacement trees, including positions species and planting size(s) and a timetable for implementation (linked to the development schedule) shall be submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. If within a period of five years from the date of planting any tree, or replacement, is removed, uprooted or destroyed or dies or becomes seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place unless the Local Planning Authority gives it's written consent to any variation.
9. Prior to preliminary ground works taking place, details of 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.
10. Prior to the first use of any of the buildings for the purposes hereby approved the buildings shown to be removed on drawing no.18065_001 Rev A shall be demolished and all materials removed from the site.

CHAIRMAN