

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee East **Date:** Wednesday, 9 March 2022

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.02 - 8.42 pm

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

Members Present (Virtually): Councillors

Other Councillors: Councillors

Other Councillors (Virtual): Councillors

Apologies: C McCredie and P Stalker

Officers Present: A Marx (Development Manager Service Manager (Planning)), A Hendry (Democratic Services Officer) and P Seager (Chairman's Officer)

Officers Present (Virtually): C Ahmet (Planning Officer), I Ansell (Senior Planning Officer), J Rogers (Principal Planning Officer) and J Leither (Democratic Services Officer)

94. 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.

95. 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.

He informed the meeting that agenda item 13 (EPF/3231/21, Tilegate Farm, Tilegate Road, High Laver) had been withdrawn by the applicant.

96. MINUTES

RESOLVED:

That the minutes of the Sub-Committee held on 9th February 2022 be taken as read and signed by the Chairman as a correct record.

97. DECLARATIONS OF INTEREST

a) Pursuant to the Council's Code of Member Conduct, Councillor R Morgan declared a non-pecuniary interest in the following item of the agenda by virtue of having used the application premises. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1531/19 - Land adjacent The Fox Inn PH, Harlow Road, Matching Tye.

b) Pursuant to the Council's Code of Member Conduct, Councillor J McIvor declared a non-pecuniary interest in the following item of the agenda. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2627/20 - Land at Greensted Road, Chipping Ongar.

98. ANY OTHER BUSINESS

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

99. Epping Forest District Council Planning Policy Briefing Note (October 2021)

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

100. Site Visits

Councillor J Philip proposed a site visit for agenda item 14 - EPF/2627/20 – Land at Greensted Road, Chipping Ongar, which was seconded by Councillor N Bedford.

AGREED:

That the Sub-Committee agreed in favour of a site visit.

101. Planning Application - EPF/2818/21 14 Knights Walk, Lambourne, Romford RM4 1DR

APPLICATION No:	EPF/2818/21
SITE ADDRESS:	14 Knights Walk Lambourne Romford RM4 1DR
PARISH:	Lambourne
WARD:	Lambourne

DESCRIPTION OF PROPOSAL:	Proposed loft conversion with front & rear dormers, plus a ground floor rear/side extension.
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=659156

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: A01, A02, A03, A04, A05, A06, A07, A08
- 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.
- 4 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.

102. Planning Application - EPF/1531/19 Land adjacent The Fox Inn PH, Harlow Road, Matching Tye CM17 0QS

APPLICATION NO:	EPF/1531/19
SITE ADDRESS:	Land adjacent The Fox Inn PH Harlow Road Matching Tye Essex CM17 0QS
PARISH:	Roydon
WARD:	Hastingwood, Matching and Sheering Village.
DESCRIPTION OF PROPOSAL	Erection of x 2 no. detached dwellings complete with access, parking, gardens and infrastructure.
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_C_ODE=PL&FOLDER1_REF=625253

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: 98718.01 REV.F; 98718.02 REV.A and 98718.03 REV.A.
3. Samples of the types and colours of the external finishes shall be submitted to and approved by the Local Planning Authority in writing prior to their use on site. The development shall be implemented in accordance with such approved details. For the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.
4. 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.
5. 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.
6. 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.

7. If any tree, shrub or hedge shown to be retained in the submitted 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.
8. 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. These works shall 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
9. No development, including works of demolition or site clearance, shall take place until 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) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
10. 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.
11. Prior to preliminary ground works taking place, details of sewage 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 such agreed details.
12. 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 tool. 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.

13. 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:
- Which parking bays will have active and/or passive charging provision, including disabled parking bays;
 - How charging point usage will be charged amongst users;
 - The process and the triggers for identifying when additional passive charging points will become activated; and
 - 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.

103. Planning Application - EPF/2438/19 Wyldingtree, 66 The Plain, Epping CM16 6TW

APPLICATION No:	EPF/2438/19
SITE ADDRESS:	Wyldingtree 66 The Plain Epping CM16 6TW
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Demolition of an existing bungalow construction of x3 no. terrace houses and x1 no. chalet-style bungalow with associated parking & gardens.
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=629199

REASONS

- 1 The proposed development would result in an overdevelopment of the site, would appear overly prominent due to their height and overall scale and due to its detailed design and prominence would fail to relate positively to the character and appearance of the surrounding area. The proposal therefore fails to be of high-quality design and is therefore contrary to Chapter 12 of the NPPF, policies CP7, DBE1 and DBE3 of the Adopted Local Plan, Alterations and policies SP 3 and DM9 of the emerging Local Plan.
- 2 The proposal due to its height, bulk, depth and position will have significant overbearing impact on the neighbouring residential properties at nos. 78 and 80 The Plain. It is therefore contrary to chapter 12 of the NPPF, policies DBE 2 and DBE9 of the adopted Local Plan and Alterations and DM9 of the emerging Local Plan.

104. Planning Application - EPF/0384/21 Wyldingtree, 66 The Plain, Epping CM16 6TW

APPLICATION No:	EPF/0384/21
SITE ADDRESS:	Wyldingtree 66 The Plain Epping CM16 6TW
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Demolition of existing bungalow and construction of 2x pairs of semi-detached houses with associated parking & gardens (Revised application to EPF/1111/19).
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=648293

REASONS

- 1 The proposed development would result in an overdevelopment of the site, would appear overly prominent due to their height and overall scale and due to its detailed design and prominence would fail to relate positively to the character and appearance of the surrounding area. The proposal therefore fails to be of high-quality design and is therefore contrary to Chapter 12 of the NPPF, policies CP7, DBE1 and DBE3 of the Adopted Local Plan, Alterations and policies SP 3 and DM9 of the emerging Local Plan.
- 2 The proposal due to its height, bulk, depth and position will have significant overbearing impact on the neighbouring residential properties at nos. 78 and 80 The Plain. It is therefore contrary to chapter 12 of the NPPF, policies DBE 2 and DBE9 of the adopted Local Plan and Alterations and DM9 of the emerging Local Plan.

105. Planning Application - EPF/3231/21 Tilegate Farm, Tilegate Road, High Laver CM5 0EA

APPLICATION No:	EPF/3231/21
SITE ADDRESS:	Tilegate Farm Tilegate Road High Laver Ongar CM5 0EA
PARISH:	Moreton, Bobbingworth and the Lavers
WARD:	Moreton and Fyfield
DESCRIPTION OF PROPOSAL:	Application for Variation of Condition 2 for EPF/1052/17. (Demolition of existing industrial and storage workshops and equestrian buildings and replacement with three residential units plus annex and outbuilding together with reconfiguring of access road and landscaping).
DECISION:	Withdrawn from 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=661062

WITHDRAWN FROM COMMITTEE

106. Planning Application - EPF/2627/20 Land at Greensted Road, Chipping Ongar CM5 9LA

APPLICATION No:	EPF/2627/20
SITE ADDRESS:	Land at Greensted Road Chipping Ongar CM5 9LA
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Construction of a residential development comprising of 95 units, together with open space, car parking & landscaping.
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=644596

DEFERRED

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CHAIRMAN