

## **EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Plans Subcommittee B                      **Date:** 17 August 2005

**Place:** Council Chamber, Civic Offices,                      **Time:** 7.30 - 8.35 pm  
Epping

**Members Present:** M Colling (Chairman), R Glozier, Mrs A Grigg, S Metcalfe, Mrs S Perry,  
Mrs P K Rush, Mrs J H Whitehouse and J M Whitehouse

**Other Councillors:** (none)

**Apologies:** A Green, D Stallan and C Whitbread

**Officers Present:** N Richardson (Principal Planning Officer) and G J Woodhall (Democratic  
Services Assistant)

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### **16. 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.

### **17. MINUTES**

#### **RESOLVED:**

- (1) That the minutes of the meeting held on 22 June 2005 be taken as read and signed by the Chairman as a correct record; and
- (2) That the minutes of the meeting held on 20 July 2005 be taken as read and signed by the Chairman as a correct record.

### **18. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillor Mrs A Grigg declared a personal interest in the following item of the agenda for the meeting, by virtue of her husband being a member of North Weald Golf Club. The Councillor had determined that her interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/1996/04 – North Weald Golf Club, Rayley Lane, North Weald.

(b) Pursuant to the Council's Code of Member Conduct, Councillor R Glozier declared a personal interest in the following item of the agenda for the meeting, by virtue of having known the objector for many years. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/954/05 – Compound 14, Woodside Trading Estate, Thornwood, North Weald.

(c) Pursuant to the Council's Code of Member Conduct, Councillor Mrs A Grigg declared a personal interest in the following items of the agenda for the meeting, by virtue of being a member of North Weald Parish Council. The Councillor had determined that her interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/798/05 – 11 Marconi Bungalows, High Road, North Weald; and
- EPF/954/05 – Compound 14, Woodside Trading Estate, Thornwood, North Weald.

**19. ANY OTHER BUSINESS - NORTH WEALD GOLF CLUB, RAYLEY LANE, NORTH WEALD - EPF/1996/04**

In accordance with Section 100B(4)(b) of the Local Government Act 1972, the Chairman permitted consideration of an application for planning permission at North Weald Golf Club, Rayley Lane, North Weald as a matter of urgency in order to avoid any further delay in its determination.

The Head of Planning and Economic Development presented a report regarding the application for planning permission at North Weald Golf Club, and informed the Sub-Committee that the existing Golf Club had been acquired by new owners who wished to alter the layout of the course in order to improve its appearance. The proposed development involved raising the ground levels to improve safety at the following points of the course: between the Driving Range and Hole 1; east of the fairway for Hole 18; to the east of Hole 16 along the site boundary; between the tee for Hole 5 and the adjacent A414 highway; and between the parallel fairways for Holes 6 and 12. It was stated that the maximum increase in height of any of the ground levels would be two metres.

The works would necessitate vehicles entering the site to import materials, some temporary roads within the site to facilitate the works, and a temporary additional access to the site at the junction of Merlin Way & Rayley Lane for the works to Hole 8. It was intended to proceed with the works in five phases over a period of two years, during which time the Golf Club would remain open for business. The Council's Land Drainage Engineers had examined the proposals and were satisfied that the drainage of the site would not be adversely affected. The Sub-Committee were informed that the pro-forma for large-scale golf developments had now been received from the applicant. The application had been recommended for approval subject to seven planning conditions and a Section 106 legal agreement, in order to reduce the disruption to local residents and secure the applicant's compliance with the Council's requirements.

Whilst the Sub-Committee were satisfied with the proposed application for planning permission at North Weald Golf Club, there were a number of concerns expressed in relation to how the works would proceed. No information had been provided in respect of the settled and unsettled volumes of the material to be imported onto the site, and neither had the location of the source of the material been determined. The Sub-Committee felt that the location of the source of the material to be imported would impact upon the route chosen by the lorries, and whether the condition within the proposed Section 106 Agreement to only approach the site from the A414, and not use roads in the local villages, would be complied with.

The Sub-Committee felt that more information was also required in relation to the lorry movements required to undertake the development. No information had been provided in respect of the anticipated number of lorry movements, nor had any analysis of the impact upon local residents of the lorry movements been undertaken. The Sub-Committee also queried why a condition had not been stipulated with regard to the wheel washing of lorries when leaving the site. The Head of Planning and Economic Development undertook to provide the further information called for by the Sub-Committee, whilst the Chairman requested that members of the Sub-Committee should contact the Planning Case Officer with any further concerns that they might have in respect of the proposed development.

**RESOLVED:**

That the application for planning permission at North Weald Golf Club, Rayley Lane, North Weald be deferred pending further information in respect of:

- (i) the settled and unsettled volume of material to be imported;
- (ii) the location of the source for the imported material;
- (iii) the anticipated volume of lorry movements; and
- (iv) the proposed route of lorry movements.

**20. DEVELOPMENT CONTROL**

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

**RESOLVED:**

That the planning applications numbered 1 – 3 be determined as set out in the attached schedule to these minutes.

**21. DELEGATED DECISIONS**

The Sub-Committee noted that schedules of planning applications determined by the Head of Planning and Economic Development under delegated authority since the last meeting had been circulated and could be inspected at the Civic Offices.

**CHAIRMAN**

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1. **APPLICATION NO:** EPF/747/05 **PARISH** Lambourne

**SITE ADDRESS:**

Red Cottage, Chalet Kennels, New Farm Drive, Lambourne

**DESCRIPTION OF PROPOSAL:**

Amendment to EPF/1618/04 for insertion of additional dormer windows to front and side elevations of approved new dwelling.

**GRANTED SUBJECT TO:**

1. To be commenced within 5 years.
2. Materials shall match existing.
3. 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 Part 1, Classes A and B shall be undertaken without the prior written permission of the Local Planning Authority.
4. Submission of landscape details.
5. On or before the expiration of 28 days from the date of the first occupation of the new dwelling the existing dwelling and annexe shall be demolished and all materials removed from the site.
6. Prior to commencement of development, including demolition or site clearance works, a phased contaminated land investigation shall be undertaken to assess the presence of contaminants at the site in accordance with an agreed protocol as below. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance works adopted.

Prior to carrying out a Phase 1 preliminary investigation, a protocol for the investigation shall be agreed in writing with the Local Planning Authority and the completed Phase 1 investigation shall be submitted to the Local Planning Authority upon completion for approval.

Should a Phase 2 main site investigation and risk assessment be necessary a protocol for this investigation shall be submitted to and approved by the Local Planning Authority before commencing the study and the completed Phase 2 investigation with remediation proposals shall be submitted to and approved by the Local Planning Authority prior to any remediation works being carried out.

Following remediation, a completion report and any necessary maintenance plan shall be submitted to the Local Planning Authority for approval prior to first occupation of the completed development.

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2. **APPLICATION NO:** EPF/798/05 **PARISH** North Weald

**SITE ADDRESS:**

11 Marconi Bungalows, High Road, North Weald

**DESCRIPTION OF PROPOSAL:**

Erection of detached garage to rear.

**GRANTED SUBJECT TO:**

1. To be commenced within 5 years.
2. The garage hereby approved shall only be used for garaging and storage purposes incidental to the use of No. 11 Marconi Bungalows as a dwelling house, and it shall not be used for any other purpose.
3. The garage hereby approved shall be clad in external materials as specified on plan number One C hereby approved.

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3. **APPLICATION NO:** EPF/954/05 **PARISH** North Weald

**SITE ADDRESS:**

Compound 14, opposite Day Nursery, Woodside Trading Estate,  
Thornwood, North Weald

**DESCRIPTION OF PROPOSAL:**

Retrospective application for security fencing to vehicle compound.

The Committee's attention was drawn to a letter of representation from the Friends of Epping Forest.

**GRANTED SUBJECT TO:**

1. Within two months of the date of this permission the fence hereby approved shall be painted dark green and thereafter maintained in that colour.
2. There shall be no external lighting attached to the fence unless otherwise agreed in writing by the Local Planning Authority.