

## **EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Plans Subcommittee B                      **Date:** 14 September 2005

**Place:** Civic Offices, Epping                                      **Time:** 7.30 - 8.50 pm

**Members Present:** M Colling (Chairman), A Green (Vice-Chairman), Mrs A Grigg, Mrs S Perry, D Stallan, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

**Other Councillors:** (none)

**Apologies:** R Glozier, S Metcalfe and Mrs P K Rush

**Officers Present:** B Land (Assistant Head of Planning and Economic Development) and G J Woodhall (Democratic Services Assistant)

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### **22. 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.

### **23. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 17 August 2005 be taken as read and signed by the Chairman as a correct record.

### **24. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillors Mrs S Perry, J M Whitehouse and C Whitbread declared a personal interest in the following items of the agenda for the meeting, by virtue of being a member of Epping Town Council. The Councillors had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/1227/05 – 1-7A Station Road, Epping;
- CAC/EPF/1228/05 – 1-7A Station Road, Epping;
- EPF/1265/05 – Rear of Café Unico, 261 High Street, Epping;
- LB/EPF/1266/05 – Rear of Café Unico, 261 High Street, Epping; and
- EPF/1274/05 – 61 Allnuts Road, Epping.

(b) 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.

**25. ANY OTHER BUSINESS**

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

**26. DEVELOPMENT CONTROL**

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

**RESOLVED:**

That the planning applications numbered 1 – 7 be determined as set out in the attached schedule to these minutes.

**27. 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**

1. **APPLICATION No:** EPF/1227/05

**PARISH:** EPPING

**SITE ADDRESS:**

1-7A, STATION ROAD, EPPING

**DESCRIPTION OF PROPOSAL:**

Demolition of buildings and provision of vehicular access from adjoining site, erection of 7 no. residential units and 4 no. commercial (A1, A2) units and parking for seven cars (Revised application).

The committee were informed of the receipt of a further letter of objection from no. 3A Hemnall Street.

**GRANTED SUBJECT TO:**

1. To be commenced within 3 years.
2. Materials of construction to be agreed.
3. Wheelwashing equipment to be installed.
4. All windows proposed on the development hereby approved, including dormers but excluding rooflights shall be of white painted timber, double hung vertically sliding sashes with 100mm reveals.
5. The rooflights hereby approved shall be fitted so that they do not project above the level of the proposed tiling.
6. The proposed tiling as is described on drawing number 9 hereby approved shall be of natural slate and of blue/black colour.
7. Planning applications for the proposed shopfronts shall be submitted to and agreed in writing by the Local Planning Authority prior to fitting.
8. The proposed A1 and A2 units hereby approved shall at no time result in more than 50% of these units being in non-retail use without the prior written approval of the Local Planning Authority.
9. Provision shall be made within the site for the secure parking of cycles and motorcycles prior to the first occupation of any of the units hereby approved.
10. One car parking space shall be designated as a disabled bay and shall be retained permanently for that purpose.
11. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for the storage and disposal of refuse to serve both the commercial and residential units. The use of properties shall not be commenced until such time as the approved measures have been implemented and such measures shall be retained thereafter.
12. Construction work (which includes deliveries and other commercial vehicles to and from the site) shall only take place on site between the hours of 07.30am and 18.30pm Monday to Friday and 08.00am to

13.00pm on Saturday and at no time on Sundays and Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

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2. **APPLICATION No:** CAC/EPF/1228/05 **PARISH:** Epping

**SITE ADDRESS:**  
1-7A STATION ROAD, EPPING

**DESCRIPTION OF PROPOSAL:**  
Conservation area consent for the demolition of buildings at 1-7a Station Road, Epping

**GRANTED SUBJECT TO:**

1. To be commenced within 3 years.
  2. All demolition works in connection with this development shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 and 13.00 hours on Saturdays and at no time on Sundays and Bank Holidays.
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3. **APPLICATION No:** EPF/1265/05 **PARISH:** Epping

**SITE ADDRESS:**  
REAR OF CAFÉ UNICO, 261 HIGH STREET

**DESCRIPTION OF PROPOSAL:**  
Erection of first floor extension with rooms in roof to provide 3 flats. (Revised application).

**GRANTED SUBJECT TO:**

1. To be commenced within 3 years.
2. Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
3. The development shall not be commenced until details of the following have been submitted to and approved in writing by the Local Planning Authority:
  - i) External windows and doors;
  - ii) Stairs to the existing flat roof;
  - iii) Deck access/amenity area on the existing flat roof
  - iv) Railings and gate enclosing the deck access/amenity area on the existing flat roof;
  - v) A scheme of sound insulation between the existing flat roofed extension and the approved first floor extension;

The flats shall not be occupied the approved details have been implemented in full and they shall be permanently retained as such unless the Local Planning Authority gives written consent to any variation.

4. All existing and future windows to the existing single storey extension shall be double glazed and permanently fixed shut.
5. The flats shall not be occupied until the covered bin store has been constructed in accordance with the details indicated on drawing nos.219/1B and 219/2B. The covered bin store shall be permanently retained in accordance with those details for the storage of refuse from the flats and the use of the ground floor of the buildings unless the Local Planning Authority gives written consent to any variation.

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4. **APPLICATION No:** LB/EPF/1266/05 **PARISH:** Epping

**SITE ADDRESS:**

REAR OF CAFÉ UNICO, 261 HIGH STREET, EPPING

**DESCRIPTION OF PROPOSAL:**

Grade II Listed Building application for the erection of first floor extension with rooms in roof to provide 3 flats (revised application).

**GRANTED SUBJECT TO:**

1. To be commenced within 3 years.
2. Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the works, and the works shall be implemented in accordance with such approved details.
3. The development shall not be commenced until details of the following have been submitted to and approved in writing by the Local Planning Authority:
  - i) External windows and doors;
  - ii) Stairs to the existing flat roof;
  - iii) Deck access/amenity area on the existing flat roof;
  - iv) Railings and gate enclosing the deck access/amenity area on the existing flat roof.

The flats shall not be occupied until the approved details have been implemented in full and they shall be permanently retained as such unless the Local Planning Authority gives written consent to any variation.

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5. **APPLICATION No:** EPF/1274/05 **PARISH:** Epping

**SITE ADDRESS:**

61 ALLNUTTS ROAD, EPPING

**DESCRIPTION OF PROPOSAL:**

Demolition of existing dwelling and erection of 4 no. one bedroom flats.  
The committee were informed of a further two letters of objection from nos. 61A and 76 Allnutts Road.

**GRANTED SUBJECT TO:**

1. To be commenced within 3 years.
2. Materials of construction to be agreed.
3. Erection of screen walls/fences.
4. No further side windows without approval.
5. Wheel washing equipment to be installed.
6. Submission of tree protection statement.
7. Before work commences on site, details of secure cycle and motorcycle parking shall be submitted to and agreed in writing by the Local Planning Authority. The details as agreed shall be carried out and implemented on site before any of the units hereby approved are first occupied.
8. The car parking space number 1 as indicated on drawing no. 05/056/02 shall be designated as disabled parking and shall be permanently retained as such for that purpose.
9. Prior to commencement of the development, details of the proposed surface materials for the parking areas shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
10. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for the storage and disposal of refuse. The use of the property shall not be commenced until such time as the approved measures have been implemented and such measures shall be retained thereafter.
11. Construction work (which includes deliveries and other commercial vehicles to and from the site) shall only take place on site between the hours of 07.30 to 18.30 hours Monday to Friday and 08.00 to 13.00 hours on Saturday and at no time on Sundays and Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

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6. **APPLICATION No:** EPF/1996/04

**PARISH:** North Weald

**SITE ADDRESS:**

NORTH WEALD GOLF CLUB, RAYLEY LANE, NORTH WEALD

**DESCRIPTION OF PROPOSAL:**

Construction of additional golf course landscaping and formation of temporary accesses and haul roads to facilitate the works.

**GRANTED SUBJECT TO:**

1. To be commenced within 3 years
2. The development shall be carried out in accordance with the amended plans received on 18 February 2005 and in respect of the works around hole 6, the amended plans received on 5 July 2005 unless otherwise agreed in writing with the Local Planning Authority.
3. No development shall take place, including site clearance or other preparatory work, until all details relevant to the implementation of hard and soft landscape works and tree planting, hereafter called the Landscape Method Statement, have been submitted to the Local Planning Authority, and the development shall not commence until the Landscape Method Statement has been approved by the Local Planning Authority in writing. All landscape works shall be undertaken in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The details of the Landscape Method Statement shall include soil handling; the sequence of operations for impaction and spreading of materials, and any ancillary operations; designated storage and handling zones and details of site supervision and liaison with the Local Planning Authority.

The Landscape Method Statement shall also include details of soft landscape proposals including as appropriate, protection of the planting areas, where appropriate by fencing, during construction; preparation of the whole planting environment, particularly to provide adequate drainage; and the provision which is to be made for weed control, plant handling and protection, watering, mulching and the staking, tying and protection of trees. The Landscape Method Statement shall also normally include provision for maintenance for the period of establishment, including weeding, watering and formative pruning and the removal of stakes and ties. Provision shall be made for replacement of any plant, including replacements that are removed, uprooted or which dies or fail to thrive, for a period of five years from their planting, in the first available season and at the same place, with an equivalent plant, unless the Local Planning Authority has given its prior written consent to any variation.

All hard and soft landscape works shall be completed prior to the occupation or use of any part of the development, unless the Local Planning Authority has given its prior written consent to a programme of implementation. The hard and soft landscape works, including tree planting, shall be carried out strictly in accordance with any approved timetable.

The Landscape Method Statement shall state the provision which is to be made for the supervision of the full programme of works, including site preparation, planting, subsequent management and replacement of failed plants.

4. The development shall be carried out in accordance with the phasing proposals indicated in the letter from the North Weald Golf Club dated 22

July 2005 unless otherwise agreed in writing by the Local Planning Authority. No phase after the first phase shall be commenced until the previous phase is completed.

5. The maximum length of hedge adjacent to the roundabout at the junction of Rayley Lane, Merlin Way and Vicarage Lane that shall be removed is 10m. The removal of that part of the hedge shall only be carried out in connection with the construction of a temporary access to the site in connection with the implementation of the approved works and for no other purpose. Any part of the hedge removed shall be reinstated by the end of the first planting season following the completion of the development in accordance with the details previously submitted to and approved in writing by the Local Planning Authority.
6. Prior to the commencement of each phase an existing and proposed contour plan for that phase together with an as built contour plan for the last completed phase shall be submitted to the Local Planning Authority for approval. The plans shall indicate contours at 0.5m intervals.
7. No phase shall be commenced until the Council gives written approval to the drawings submitted pursuant to condition 5 and agrees in writing the previous completed phase was carried out in accordance with the approved proposed 0.5m contour plan for that phase.
8. The development shall not be commenced until details of the following have been submitted to and approved in writing by the Local Planning Authority:
  - a. The location and function of any processing areas, associated plant and buildings.
  - b. Where waste materials are proposed to be imported, details of the proposed methods to check for toxicity and arrangements for notifying the Local Planning Authority of the results of checks for toxicity.
  - c. A method statement of soil handling, to include separation of topsoil and sub soil, the location and total height of temporary mounds, depth of replacement topsoil and sub soil.
  - d. Details of the proposed method to suppress dust from the site throughout the period of the implementation works.
  - e. Details of the methodology for preventing surface water on the site draining onto the land.
  - f. Measures to protect the safe use of rights of way on the land during and after implementation works.

The development shall be carried out in accordance with the approved details unless the Local Planning Authority gives written consent to any variation.

9. No implementation works shall be carried out outside the following times:  
8.00am to 5.00pm Monday to Friday
10. There shall be no movements of heavy goods vehicles or tipper lorries within the site or to and from it outside the following times:  
8.00am to 5.00pm Monday to Friday



11. Wheelwashing equipment to be installed.

IN ADDITION, prior to the grant of permission, an agreement under Section 106 of the Town & Country Planning Act shall be completed in respect of the following;

1. Phasing details,
2. Certification of the origin of materials brought on site,
3. Details of the storage and screening of materials brought on site,
4. The method of verifying material brought on site is appropriate and non contaminative,
5. HGVs and tipper lorries shall only approach the site via the M11 leaving at junction 7 and
6. HGVs and tipper lorries shall only enter or leave the site between 8.00am and 5.00pm Monday to Friday.

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7. **APPLICATION No:** EPF/1224/05

**PARISH:** Theydon Mount

**SITE ADDRESS:**

High Warren, Mount End, Theydon Mount

**DESCRIPTION OF PROPOSAL:**

Two storey side extension. (Revised application).

**WITHDRAWN FROM AGENDA.**

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