

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Plans Subcommittee C **Date:** 1 June 2005

Place: Council Chamber, Civic Offices, Epping **Time:** 7.30 - 10.00 pm

Members Present: R Morgan (Vice-Chairman), Mrs D Collins, D Jacobs, D Kelly and Mrs M McEwen

Other Councillors: (none)

Apologies: K Wright and P Gode

Officers Present: R Bintley (Principal Planning Officer) and G J Woodhall (Democratic Services Assistant)

1. 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.

2. MINUTES

RESOLVED:

That the minutes of the meeting held on 13 April 2005 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 Code of Member Conduct.

4. ANY OTHER BUSINESS

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

5. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 12 be determined as set out in the attached schedule to these minutes.

6. 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/222/05 **PARISH** Matching

SITE ADDRESS:

Threshers, Threshers Bush, Matching

DESCRIPTION OF PROPOSAL:

Two storey side/front/rear extension, alterations, replacement porch and single storey orangery. (Revised application).

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. Materials shall match existing.

2. **APPLICATION NO:** EPF/435/05 **PARISH** Matching

SITE ADDRESS:

Brickworks Building, Down Hall Road, Matching

DESCRIPTION OF PROPOSAL:

Renovation of existing building and change of use to office and store.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. No alterations of any kind shall be made to the main fabric of the building other than those indicated on the plan hereby approved.
3. The roof shall be covered with dark blue/black welsh slates with matching hips and ridges, and samples shall be submitted to the Local Planning Authority prior to any work commencing.
4. The use hereby permitted shall be restricted to the storage of products, with ancillary office accommodation as described in the application, and no part of the premises shall be used for any industrial process, without the prior approval of the Local Planning Authority and at no time shall the building be used for residential purposes.
5. No storage of goods or articles of any kind, including the storage of vehicles, shall take place outside the building.
6. The hours of working at the building shall be stated in the application, viz 08.00 – 18.00 hours, and no work shall take place on the site outside these hours on Mondays to Fridays, or at any time on Saturdays, Sundays or Public Holidays.
7. Prior to commencement of any work on the site a full contaminated land assessment and appropriate remediation scheme shall be submitted to and approved by the Local Planning Authority. The remediation scheme as approved shall be fully implemented prior to the commencement of any other work on the site, to the satisfaction of the Local Planning Authority.

8. Prior to the commencement of the development details of the following matters shall be submitted to and approved by the Local Planning Authority: -
- i) Improvements to the access point with Downhall Road, including surface materials, kerb radii, sight lines, and details of any gates which shall be in character with the rural area, and fencing.
 - ii) Layout of the car parking area (to be sited close to the building) and the surface materials to be used.
 - iii) Layout of the access road across the field and the surface materials to be used, which shall be sympathetic to the rural location of the site.
- All of these works shall be carried out as approved prior to the building being brought into use.
9. The roof-lights to be used on the building shall be of the conservation/heritage type and exact details of these fittings shall be agreed with the Local Planning Authority prior to commencement of any works to the building.
10. All external joinery shall be carried out in timber and finished with a traditional paint finish.

3. **APPLICATION NO:** EPF/341/05 **PARISH** North Weald

SITE ADDRESS:

2 The Threshers, Hastingwood Road, Hastingwood, North Weald

DESCRIPTION OF PROPOSAL:

Erection of 5m wooden sound barriers on the eastern boundary of site.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. Materials of construction to be agreed.
3. Tree protection measures required.
4. Retention of existing trees and shrubs.
5. No development shall take place until details of further tree planting to the eastern boundary, including positions or density, species and planting size have been submitted to and approved in writing by the Local Planning Authority, and shall be carried out prior to the occupation of the development for its permitted use, or in accordance with a timetable agreed in writing with the Local Planning Authority. 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 written consent to any variation.

4. **APPLICATION NO:** EPF/149/05 **PARISH** Ongar

SITE ADDRESS:

2 Mead Walk, Ongar

DESCRIPTION OF PROPOSAL:

First floor extension, extension to garage at ground floor and conservatory.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. Materials shall match existing.

5. **APPLICATION NO:** EPF/370/05 **PARISH** Ongar

SITE ADDRESS:

Central House, High Street, Ongar

DESCRIPTION OF PROPOSAL:

Demolition of existing outbuilding and erection of new building consisting of 2 shops, 1 office and 5 flats.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. The development shall be carried out in accordance with the amended plans received on 22 March 2005 unless otherwise agreed in writing with the Local Planning Authority.
3. Materials of construction to be agreed.
4. Parking area to be provided/maintained.
5. The existing access to the site shall be permanently closed and the existing footway continued across the site frontage in a manner and at a time to be agreed with the Local Planning Authority after consultation with the Highway Authority.
6. Submit programme of archaeological work.

6. **APPLICATION NO:** EPF/442/05 **PARISH** Ongar

SITE ADDRESS:

29 Mayflower Way, Ongar

DESCRIPTION OF PROPOSAL:

Rear/side single storey extension.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. Materials shall match existing.

7. **APPLICATION NO:** EPF/1042/04 **PARISH** Stapleford Abbots

SITE ADDRESS:

Samantha, Tysea Hill, Stapleford Abbots.

DESCRIPTION OF PROPOSAL:

Outline application for the demolition of a single detached dwelling and the construction of 3 no. replacement dwellings. (Revised application).

GRANTED SUBJECT TO:

1. Submission of details within 3 years.
2. The development hereby permitted shall be carried out in accordance with detailed plans and particulars which shall have previously been submitted to and approved by the Local Planning Authority, showing the layout of proposed development including the provision of garaging/visitors' car parking spaces/vehicles loading or unloading, and turning areas, and the siting, design and external appearance of each of the buildings.
3. Materials of construction to be agreed.
4. Erection of screen walls/fences.
5. 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, Class B shall be undertaken without the prior written permission of the Local Planning Authority.
6. Submission of tree protection statement.
7. Submission of Landscape Proposals.
8. Prior to the commencement of the development, details of the proposed surface materials for the access road shall be submitted to and approved by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
9. Construction of road prior to dwellings.
10. Prior to commencement of development, details of the access way shall be submitted to and approved in writing by the Local Planning Authority, this shall include a width of 4.1 metres with equal radii and measures so that no surface water shall drain onto the highway. The access shall be constructed in accordance with those details.

11. Any gates shall be set back a distance of 4.5 metres from the edge of the carriageway.
12. The vehicle turning areas shown on the approved plans shall be permanently maintained and kept clear for that purpose at all times.
13. Details of refuse disposal, including its proposed position on the site, size and appearance shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing on site. It shall be provided on site, as agreed before the first occupation of the dwellings.
14. A flood risk assessment 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 programme. The approved measure shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained.
15. No demolition or construction work shall be permitted on the site outside the hours 08.00 – 18.00 Mondays to Fridays and 08.00 – 13.00 hours on Saturdays. No work shall take place on Sundays or Public Holidays.

8. **APPLICATION NO:** EPF/2279/04 **PARISH** Stapleford Abbotts

SITE ADDRESS:

Sunnyview, Stapleford Road, Stapleford Abbotts

DESCRIPTION OF PROPOSAL:

Alterations and addition to roof, loft conversion with side dormer windows.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. The development shall be carried out in accordance with the amended plans received on 22 March 2005 unless otherwise agreed in writing with the Local Planning Authority.
3. Prior to first occupation of the building hereby approved the proposed rear side dormer windows shall be fitted with obscured glass and have fixed frames and shall be permanently retained in that condition.
4. Materials shall match existing.

9. **APPLICATION NO:** EPF/507/05 **PARISH** Stapleford Abbotts

SITE ADDRESS:

Whipsiderry, Bournebridge Lane, Stapleford Abbotts.

DESCRIPTION OF PROPOSAL:

Demolition of single storey side extensions and garage, and erection of two storey side, single storey side and first floor extensions to convert bungalow into two storey house.

REFUSED:

1. The proposed alterations due to their size, scale and the increased roof height, would be out of character in this location and would detract from the current appearance of the street scene.
2. The proposed alterations due to their scale and the increase in roof height would have a detrimental impact on adjacent neighbours amenities.

10. **APPLICATION NO:** EPF/10/05 **PARISH** Theydon Garnon

SITE ADDRESS:

Gaynes Park Estate, Gaynes Park, Coopersale, Theydon Garnon.

Members asked if officers would approach the Highway Authority to seek measures, which would improve the proposed access to the site.

DESCRIPTION OF PROPOSAL:

Redevelopment and change of use of former agricultural outbuildings to provide a facility for the holding of civil weddings and wedding receptions, together with ancillary night accommodation, car parking and landscaping.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. The development shall be undertaken in accordance with the programme of phasing for phases 1 to 3 as submitted to the Local Planning Authority on 13 May 2005 unless otherwise agreed in writing by the Local Planning Authority.
3. Materials of construction to be agreed.
4. Erection of screen walls/fences.
5. Wheel washing equipment to be installed.
6. The proposed units of accommodation shall only be ancillary to the use of the premises as a wedding facility and shall not be subdivided from the site for use as any hotel or residential accommodation separate from the facility.
7. Retention of existing trees and shrubs.
8. Submission of a landscape scheme.
9. Prior to the commencement of the development hereby approved, the buildings labeled as 'Buildings 9 and 10' shall be demolished and all materials removed from the site.
10. Prior to the commencement of the development, details of secure covered bicycle and motorcycle parking shall be submitted to and agreed in writing by the Local Planning Authority.
11. Details of external lighting shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development. The lighting

shall be provided in accordance with those details and retained, with no additional fixtures thereafter without prior written approval. The agreed lighting shall not be illuminated outside the hours of 08.00 hours to 23.30 hours.

12. The circulation areas within the car park shall be kept clear at all times so that all vehicles visiting the site can turn and exit in forward gear.
13. No demolition or construction work shall be permitted on the site outside the hours of 07.30 – 18.30 hours on Mondays to Fridays and 08.00 – 13.00 on Saturdays. No works shall take place on Sundays and Bank Holidays.
14. No deliveries shall be made to the site, outside the hours of 07.30 – 18.30 hour on Mondays to Fridays and 08.00 – 13.00 on Saturdays, or at any time on Sundays or Bank Holidays.
15. The function facility shall not be open for the holding of weddings or wedding receptions outside the hours of 08.30 – 23.30.
16. A flood risk assessment 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 programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained.
17. 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.

18. An appropriate noise control device shall be put in place and used for any amplified sound. The device shall be set so that the volume of any amplified sound emanating from the premises does not cause a statutory nuisance to the occupiers of any noise sensitive premises and shall be set at a level that will have been previously agreed in writing by the Local Planning Authority. The Noise Control Device shall be permanently used at all times when amplified sound is played in accordance with the approved details, and any alterations to the sensitivity of the unit shall be agreed in writing by the Local Planning Authority.
19. Prior to the commencement of the development, a scheme providing for the storage of refuse shall be submitted to and approved in writing by the Local

Planning Authority. The scheme shall be implemented in accordance with those approved details.

20. Prior to the commencement of the development, details for the provision of drainage shall be submitted to and approved in writing by the Local Planning Authority. The drainage shall be implemented in accordance with those approved details and retained throughout the duration of the approved use on the site. Foul water shall be discharged to a public sewer, or if this is not viable, to a sewage treatment plant or cesspit (sealed tank). If a treatment plant is chosen, it would require prior approval at the Environment Agency, and the discharge shall continue to meet the Environment Agency's minimum requirements. If a cesspit is chosen, appropriate approval must be sought from the Local Authority prior to use.
21. Tree protection measures required.

11. **APPLICATION NO:** LB/EPF/11/05 **PARISH** Theydon Garnon

SITE ADDRESS:

Gaynes Park Estate, Gaynes Park, Coopersale, Theydon Garnon.

DESCRIPTION OF PROPOSAL:

Grade II Listed Building application to convert agricultural outbuilding to provide a facility for the holding of civil weddings and wedding receptions together with ancillary overnight accommodation. (Resubmission).

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. Samples of the types and details of colours of all the external finishes shall be submitted for approval by the Local Planning Authority prior to the commencement of the development, and the development shall be implemented in accordance with such approved detail.
3. Additional drawings that show details of proposed new windows, doors, roof lights, eaves, verges, fascias, cills, structural openings and junctions with the existing building, by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of any works.
4. No part of the fabric of the building, including any timber framing, infill panels and external brickwork shall be removed, cut, cleaned or coated without the prior written approval of the Local Planning Authority, unless specified on the approved plans.
5. Details and colours of all external pipes, extracts, grilles, flues, lights and any alarm boxes or satellite dishes to be fixed to the fabric of the building shall be submitted to and approved by the Local Planning Authority prior to starting any work on site.
6. All new rainwater goods and soil and vent pipes shall be of black painted cast iron.
7. The new window frames and frames of the proposed new external doors shall be painted white.

8. No meter boxes, vent pipes, flues, ducts, or grilles shall be fixed to the fabric of the building without prior, written approval of the Local Planning Authority.
9. Samples of re-pointing, concrete repairs, replacement brickwork, paving and tiles shall be agreed in writing by the Local Planning Authority prior to commencement of any works on site and retained during the full extent of works on site. Sample panels shall be a minimum size of 600 x 600mm.
10. Details of fixtures including information displays, seating, sensors, lights, speakers, passenger help points, columns, cameras, detectors. Signs condenser and cooling unit as noted on the approved drawings shall be submitted for the approval in writing by the Local Planning Authority prior to the installation of any fixtures on site. Notwithstanding the approved drawings, the number and positions of cameras and lights shall be agreed.
11. A sample of the lime mortar, which is to be used in connection with the works, shall be submitted to and agreed in writing by the Local Planning Authority before the works are commenced on site.
12. Details of foul and surface water disposal shall be submitted to and approved by the Local Planning Authority before any work commences, and the development shall be implemented in accordance with such agreed details.
13. Full details of the upgrading required to meet the building regulations, including thermal insulation and construction of party walls shall be agreed in writing with the Local Planning Authority prior to the commencement of any works.

12. **APPLICATION NO:** EPF/379/05 **PARISH** Theydon Garnon

SITE ADDRESS:

Barkers Farm, Theydon Mount.

DESCRIPTION OF PROPOSAL:

Change of use of part of existing agricultural building to provide overnight accommodation.

REFUSED:

1. The Local Planning Authority is not satisfied from the evidence submitted by the applicant that a need has been demonstrated for the proposed overnight accommodation and furthermore, is premature because there is no firm evidence of viability of an agricultural enterprise. In these circumstances, it is considered to represent an inappropriate development within the Green Belt and therefore contrary to national planning policy guidance, the Essex and Southend on Sea Structure Plan and policies GB2 and GB17 of the adopted Local Plan.

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