

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

**Committee:** Area Plans Subcommittee C                      **Date:** 18 January 2006

**Place:** Civic Offices, Epping                                      **Time:** 7.30 - 7.55 pm

**Members Present:** K Wright (Chairman), Mrs D Collins, P Gode, Mrs H Harding, D Jacobs, D Kelly and Mrs M McEwen

**Other Councillors:** (none)

**Apologies:** R Morgan

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

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### **54. 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.

### **55. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 14 December 2005 be taken as read and signed by the Chairman as a correct record, subject to the following amendment:

- (a) That minute 48 should read "Braces Yard" rather than "Brass Yard".

### **56. DECLARATIONS OF INTEREST**

There were no declarations of interest pursuant to the Council's Code of Member Conduct.

### **57. ANY OTHER BUSINESS**

The Sub-Committee felt that holding a meeting for one application had not been a good use of public money, especially as the application concerned had been a retrospective application. Some members of the Sub-Committee felt that perhaps it would be helpful to re-examine the Sub-Committees and that this issue should be raised for discussion at both Overview and Scrutiny, as well as the regular meetings between the Chairmen, Vice-Chairmen and Planning Officers for the four Sub-Committees.

#### **RESOLVED:**

That the issue of holding a Planning Sub-Committee to determine a single application be raised for discussion by:

- (a) The Meeting of Development Control Chairmen and Vice-Chairmen; and
- (b) Overview and Scrutiny.

**58. DEVELOPMENT CONTROL**

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

**RESOLVED:**

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

**59. 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**

**Item No: 1**

<b>APPLICATION No:</b>	EPF/2077/05
<b>SITE ADDRESS:</b>	Land at Brook Farm Stapleford Road Stapleford Abbots Epping Essex RM4 1EJ
<b>PARISH:</b>	Stapleford Abbots
<b>DESCRIPTION OF PROPOSAL:</b>	Retention of indoor dressage ring and horse exerciser with associated parking and landscaping.
<b>DECISION:</b>	<b>GRANT</b>

**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 No external lighting shall be erected without the prior written approval of the Local Planning Authority.
- 3 The dressage training hereby permitted shall not be open to customers / members outside the hours of 8.00 am to 8.00 pm on Monday to Friday, and 8.00 am to 8.00 pm at weekends.
- 4 No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

If any tree shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub, or hedge shall be planted at the same place, and that tree, shrub, or hedge shall be of such size, specification, and species, and should be planted at such time as may be specified in writing by the Local Planning Authority.

If within a period of five years from the date of planting any replacement tree 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 its written consent to any variation.

- 5 Within three months of the date of the grant of this permission no development shall take place, including site clearance or other preparatory work, until full details of

both hard and soft landscape works (including tree planting) have been submitted to an approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These 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 vehicle artefacts and structures, including signs and lighting and functional services above and below ground. 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.

- 6 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a plan indicating the existing hedge or hedges which are to be retained, the minimum heights at which they will be maintained and appropriate trees within the hedge or hedges which shall be retained and allowed to grow on. The plan shall also show where the hedgerows are to be reinforced with further planting, details of which indicated in a timetable of implementation. The hedges shall thereafter be maintained in accordance with the approved details.
- 7 Within three months of the grant of this permission a Landscape Method Statement, shall be submitted to the LPA, and the development shall not commence until the Landscape Method Statement has been approved by the LPA in writing. All landscape works shall be undertaken in accordance with the approved details, unless the LPA has given its prior written consent to any variation.

The Landscape Method Statement shall include 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, are uprooted, or which die 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 LPA 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 LPA 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 supervision of the full programme of works, including site preparation, planting, subsequent management and replacement of failed plants.

8 Within three months of the grant of planning permission a scheme shall be submitted to the Local Planning Authority detailing the provision for the disposal of foul sewerage and surface water.

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9 The dressage ring shall only be for training purposes. It shall not be used for competitive use at any time whatsoever.

10	The building hereby approved shall be used for dressage use only and for no other purpose whatsoever.
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