

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

**Committee:** Area Plans Subcommittee C                      **Date:** 15 February 2006

**Place:** Civic Offices, Epping                                      **Time:** 7.30 - 9.00 pm

**Members Present:** K Wright (Chairman), R Morgan (Vice-Chairman), Mrs D Collins, Mrs H Harding, D Jacobs, D Kelly and Mrs M McEwen

**Other Councillors:** (none)

**Apologies:** P Gode

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

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### **60. 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.

### **61. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 18 January 2006 be taken as read and signed by the Chairman as a correct record.

### **62. DECLARATIONS OF INTEREST**

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

### **63. ANY OTHER BUSINESS**

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

### **64. 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.

**65. 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**

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/0022/06
<b>SITE ADDRESS:</b>	Site at Former Braces Yard Mill Lane High Ongar
<b>PARISH:</b>	High Ongar
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of new village hall including new vehicular access. (Revised application)
<b>DECISION:</b>	<b>GRANT</b>

Committee were advised of the receipt of a late objection from a resident regarding traffic access via Mill Grove.

**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 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 be carried out in accordance with the amended plans received on 23/01/2006 unless otherwise agreed in writing with the Local Planning Authority.
- 4 The sight lines of 90m x 4.5m x 90m, shown on the approved drawing nos. 505/01 Rev.H and 505/03, shall be provided on site before first commencement of the use of the building hereby approved. The sight lines thereafter shall be clear of trees, branches and hedgerow growth clear to ground level.
- 5 The new access shall be laid to a gradient not exceeding 4% for the first 6m and 8% thereafter.
- 6 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of visitors vehicles.
- 7 Prior to the commencement of the development details of the proposed surface materials for the access, access road and parking spaces 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.
- 8 Details of surface water interception and discharge shall be submitted and approved in writing by the Local Planning Authority before commencement of work on site. The details shall safeguard against discharge onto the highway and surface water

details as agreed by the Local Planning Authority shall be carried out before first occupation of the building hereby approved.

- 9 Prior to the development commencing on site, adequate provision for foul drainage shall be submitted to and approved in writing by the Local Planning Authority. The approved drainage shall be in place, as agreed, prior to first occupation of the approved building.
- 10 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
- 11 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 LPA and the completed phase 1 investigation shall be submitted to the LPA 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 LPA before commencing the study and the completed phase 2 investigation with remediation proposals shall be submitted to and approved by the LPA prior to any remediation works being carried out.

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

- 12 Details of secure covered cycle and motorcycle parking provision shall be submitted and approved in writing by the Local Planning Authority and carried out on site as approved prior to first occupation of the building hereby approved.
- 13 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 and 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.

- 14 Before first occupation of the building hereby approved, the existing vehicular access currently in the southernmost point of the site, shall be removed, resurfaced and planted to details as agreed in writing by the Local Planning Authority.
- 15 Before any part of the development hereby permitted commences at the site, a scheme shall be submitted to and approved in writing by the Local Planning Authority securing works to the adjacent highway necessitated by this scheme, including a footway to be provided along the length of the site to the adoptable standards of the Highway Authority, to include lighting, tactile dropped footway crossing points and a tactile dropped kerb/pram crossing to allow the crossing of Mill Lane between the east and west sides. The works as agreed shall be carried out and completed prior to first occupation of the building hereby approved.

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**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1754/05
<b>SITE ADDRESS:</b>	Ruallan High Road North Weald Bassett Epping Essex
<b>PARISH:</b>	Bobbingworth
<b>DESCRIPTION OF PROPOSAL:</b>	Removal of agricultural occupancy condition.
<b>RECOMMENDED DECISION:</b>	<b>GRANT</b>

WITHDRAWN FROM AGENDA

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**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1991/05
<b>SITE ADDRESS:</b>	Laughters Farm Faggoters Lane Matching CM17 0NU
<b>PARISH:</b>	High Laver
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use of the existing farm buildings into two dwellings and garage/store. Relocation of garage with new vehicular access for 'Laughters House'.
<b>DECISION:</b>	<b>REFUSE</b>

WITHDRAWN FROM AGENDA

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**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/1686/05
<b>SITE ADDRESS:</b>	Woodlands Farm The Street Sheering Harlow Essex CM22 7LY
<b>PARISH:</b>	Sheering
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of tractor store and stables.
<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 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 building hereby approved shall be used for the purposes of stabling horses and storage purposes ancillary to that use at Woodlands Farm only and for no other purpose without the prior written permission of the Local Planning Authority.

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**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/2043/05
<b>SITE ADDRESS:</b>	33 London Road Stanford Rivers Ongar CM5 9PH
<b>PARISH:</b>	Stanford Rivers
<b>DESCRIPTION OF PROPOSAL:</b>	Revision to two storey side extension and front porch approved under planning permission EPF/1680/04 to include loft conversion with rooflights. (Revised application)

<b>DECISION:</b>	<b>GRANT</b>
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The parish council withdrew their objection.

**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 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/1075/05
<b>SITE ADDRESS:</b>	High House Farm, Stapleford Road, Stapleford Abbots
<b>PARISH:</b>	Stapleford Abbots
<b>DESCRIPTION OF PROPOSAL:</b>	Outline application for the demolition of former agricultural buildings and an existing farmhouse and the erection of 10 dwellings.
<b>DECISION:</b>	<b>REFUSE</b>

**REASONS FOR REFUSAL**

- 1 The proposal would result in the introduction of an inappropriate development on this site which is within the Metropolitan Green Belt, and is therefore contrary to Government advice, as expressed in PPG2, the policies of the adopted Local Plan and the Replacement Essex Structure Plan. These state that within the Green Belt permission will not be given, except in very special circumstances for the construction of new buildings, except for the purposes of agriculture or forestry, small scale facilities for sport and recreation, cemeteries or similar uses which are open in character. In the view of the Local Planning Authority the application does not comply with these policies and fails to retain, protect and enhance the existing open character of this part of the Green Belt. The proposal is therefore contrary to policies GB2 of the Local Plan and C2 of the Replacement Structure Plan.
- 2 The development would not satisfactorily integrate into its Green Belt setting and would damage the character of the landscape, contrary to policies DBE4 and LL2 of the adopted Local Plan and CS2 of the Replacement Structure Plan.
- 3 There are insufficient special circumstances to distinguish this site from other similar sites and consequently a permission would create a most undesirable precedent, seriously prejudicial to the open character of the Green Belt in conflict with policies GB2 and LL2 of the adopted Local Plan.
- 4 The site is not well located with regards to accessibility by a range of means of

transport as an alternative to the motorcar and fails to accord with the core strategy of the Structure Plan as set out in policies CS1 and CS4.

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**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/2183/05
<b>SITE ADDRESS:</b>	Battleshall Farm Oak Hill Road/North Road Stapleford Abbots RM4 1JU
<b>PARISH:</b>	Stapleford Abbots
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of a 20m high telecommunications monopole and six equipment cabinets within a fenced compound, on the north side of Palace Plantation 170m to east of Oak Hill Road/North Road.
<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 The mast hereby approved shall be painted in a dark green colour in accordance with details to be submitted to and approved by the Local Planning Authority before any works commence on site.