

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Plans Subcommittee B **Date:** 28 June 2006

Place: Civic Offices, High Street, Epping **Time:** 7.30 - 8.30 pm

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

Other Councillors: (none)

Apologies: S Metcalfe

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

8. 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.

9. MINUTES

RESOLVED:

That the minutes of the meeting held on 31 May 2006 be taken as read and signed by the Chairman as a correct record, subject to the following amendment:

(a) That B Land be recorded as the Planning Officer in attendance, not R Bintley.

10. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors Mrs S Perry and C Whitbread declared a personal interest in the following items of the agenda, 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/0502/06 – 242 High Street, Epping;
- EPF/0771/06 – 76 Hemnall Street & B G Automotives, Half Moon Lane, Epping;

- EPF/0888/06 – 41 Tower Road, Epping;
- EPF/0932/06 – Lanes Boutique, 263 High Street, Epping; and
- EPF/0939/06 – Lanes Boutique, 263 High Street, Epping.

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

- EPF/0932/06 – Lanes Boutique, 263 High Street, Epping; and
- EPF/0939/06 – Lanes Boutique, 263 High Street, Epping.

(Councillor J M Whitehouse had tendered his apologies for lateness and joined the meeting in time to consider application EP/0932/06 – Lanes Boutique, 263 High Street, Epping.)

(c) Pursuant to the Council's Code of Member Conduct, Councillor M Colling declared a personal interest in the following items of the agenda, by virtue of being the ward member who had requested that the Sub-Committee consider the items. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/0932/06 – Lanes Boutique, 263 High Street, Epping; and
- EPF/0939/06 – Lanes Boutique, 263 High Street, Epping.

(d) Pursuant to the Council's Code of Member Conduct, Councillor Mrs A Grigg declared a personal interest in the following item of the agenda, 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 application and voting thereon:

- EPF/0507/06 – Chase Farm, Vicarage Lane, North Weald.

(e) Pursuant to the Council's Code of Member Conduct, Councillor Mrs K Rush declared a personal interest in the following item of the agenda, by virtue of being a close friend of the applicant. The Councillor had determined that her interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/0772/06 – Goodymead, Loughton Lane, Theydon Bois.

11. ANY OTHER BUSINESS

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

12. 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.

13. 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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Report Item No: 1

APPLICATION No:	EPF/0502/06
SITE ADDRESS:	242 High Street Epping Essex CM16 4AP
PARISH:	Epping
DESCRIPTION OF PROPOSAL:	Illuminated shop sign.
DECISION:	GRANT

NO CONDITIONS

Report Item No: 2

APPLICATION No:	EPF/0771/06
SITE ADDRESS:	76 Hemnall Street and B G Automotives Half Moon Lane Epping
PARISH:	Epping
DESCRIPTION OF PROPOSAL:	Demolition of No. 76 Hemnall Street and adjacent works, extension to Vets centre and erection of 10 no. flats. (Revised application)
DECISION:	GRANT

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 development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.
- 3 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.

- 4 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 5 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.
- 6 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.
- 7 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 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 programme shall be submitted to the Local Planning Authority for approval prior to first occupation of the completed development.

- 8 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.
- 9 Prior to the premises being brought into use for the purpose hereby permitted, a scheme providing for the adequate storage of refuse for this use shall be submitted to and approved by the Local Planning Authority. The scheme shall be carried out and thereafter retained at all times.
- 10 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

- 11 Prior to commencement of the development a scheme for the satisfactory noise installation of all party floors and walls between the properties shall be submitted to the Local Planning Authority and such scheme shall be approved in writing and implemented accordingly.
- 12 Prior to first occupation of any part of the development the car park as approved shall be constructed and marked out in permanent materials and shall be maintained at all times for the parking of staff and residents cars.
- 13 A pedestrian visibility splay of 1.5m x 1.5m as measured from the back of the footway shall be provided either side of the access with no obstruction above 600mm within the splay.
- 14 The development authorised by this permission shall not begin until the Local Planning Authority has approved in writing and a full scheme of works for the provision of a public footpath to the front of the site. No occupation of any part of the site shall take place until those works have been completed in accordance with the Local Planning Authorities approval and have been certified in writing as complete by or on behalf of the Local Planning Authority.

15	<p>The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing.</p> <p>The scheme must include details of proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.</p> <p>The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.</p> <p>The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.</p>
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Report Item No: 3

APPLICATION No:	EPF/0888/06
SITE ADDRESS:	41 Tower Road Epping Essex CM16 5EN
PARISH:	Epping
DESCRIPTION OF PROPOSAL:	First floor rear extension, single storey side extension, rear garden room extension and replacement garage roof. (Revised application)
DECISION:	GRANT

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 development shall be carried out in accordance with the amended plans received on 12 June 2006 unless otherwise agreed in writing with the Local Planning Authority.
- 3 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

Report Item No: 4

APPLICATION No:	EPF/0932/06
SITE ADDRESS:	Lanes Boutique 263 High Street Epping Essex CM16 4BP
PARISH:	Epping
DESCRIPTION OF PROPOSAL:	Change of use (A1-A4) boutique to wine bar.
DECISION:	REFUSE

REASONS:

1	The proposed development will result in an unacceptable amount of non-retail units within the identified primary shopping frontage and will result in more than two non-retail units together. The development will therefore undermine the retail function of the Town Centre contrary to policy STC7 of the adopted Local Plan. The proposal would also be contrary to, and undermine the basis of policy TC4 of the Redeposit Local Plan Alterations.
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Report Item No: 5

APPLICATION No:	EPF/0939/06
SITE ADDRESS:	Lanes Boutique 263 High Street Epping Essex CM16 4BP
PARISH:	Epping
DESCRIPTION OF PROPOSAL:	Grade II listed building for internal alterations and a change of use (A1-A4) boutique to wine bar.
DECISION:	REFUSE

REASONS:

1	The proposed works are required in connection with a use that has not been authorised, as such they amount to unnecessary alterations works to a listed building which would lead to ambiguity with regard to the use of the building which would be harmful to the character of the building contrary to Policy HC10 of the adopted Local Plan.
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Report Item No: 6

APPLICATION No:	EPF/0507/06
SITE ADDRESS:	Chase Farm Vicarage Lane North Weald Epping Essex CM16 6AL
PARISH:	North Weald
DESCRIPTION OF PROPOSAL:	Installation of driveway and entrance.
DECISION:	GRANT

CONDITIONS:

- 1 Within 3 months of the date of this permission the driveway shall be surfaced in accordance with details, which shall be first submitted to and approved in writing by the Local Planning Authority.

Report Item No: 7

APPLICATION No:	EPF/0772/06
SITE ADDRESS:	Goodymead Loughton Lane Theydon Bois Essex CM16 7JZ
PARISH:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Demolish existing bungalow and erection of new two storey property with new vehicular access. (Revised application)
DECISION:	GRANT

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 Prior to the commencement of the development, details of a screen that is to be erected either side of the balcony hereby approved shall be submitted to and approved in writing by the Local Planning Authority (LPA). The screens shall be erected in accordance with those agreed details prior to first occupation of the dwelling and shall be permanently retained unless the LPA gives its written consent to any variation.
- 4 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 5 Prior to first occupation of the building hereby approved the proposed window openings in the first floor side windows shall be fitted with obscured glass and have top hinged opening night vents, and shall be permanently retained in that condition.

- 6 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 7 Before the commencement of the development or any works on site, details of the landscaping of the site, including retention of trees and other natural features, shall be submitted in writing for the approval of the Local Planning Authority, and shall be carried out as approved.
- 8 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 9 Prior to the commencement of the development details of the proposed surface materials for the driveway 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 The proposed vehicle access hereby approved shall be constricted to a width not less than 2.4 metres, by way of a dropped kerb crossing.
- 11 Measures shall be taken to ensure that no surface water shall drain onto the highway.

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