

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Plans Subcommittee C **Date:** 2 August 2006
Place: Civic Offices, Epping **Time:** 7.30 - 8.40 pm
Members Present: Mrs M McEwen (Vice-Chairman), Mrs D Collins, Mrs H Harding, D Jacobs, D Kelly and R Morgan
Other Councillors: (none)
Apologies: K Wright and P Gode
Officers Present: R Bintley (Principal Planning Officer) and G J Woodhall (Democratic Services Officer)

14. 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.

15. MINUTES

RESOLVED:

That the minutes of the meeting held on 2 August 2006 be taken as read and signed by the Chairman as a correct record.

16. VICE-CHAIRMAN

As the Chairman had tendered his apologies for absence, the Vice-Chairman had assumed the Chairmanship for the duration of the meeting and, as such, sought a nomination for a member of the Sub-Committee to act as Vice-Chairman for the duration of the meeting.

RESOLVED:

That Councillor R Morgan be appointed Vice-Chairman for the duration of the meeting.

17. DECLARATIONS OF INTEREST

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

18. ANY OTHER BUSINESS

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

19. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 3 be determined as set out in the attached schedule to these minutes.

20. 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

APPLICATION No:	EPF/1067/06
SITE ADDRESS:	Land adj 1 Parkside Harlow Road Matching Harlow Essex
PARISH:	Matching
DESCRIPTION OF PROPOSAL:	Construction of 8 no. affordable rural houses with access and parking for residential purposes. (Revised application)
DECISION:	GRANT

Members attention was drawn to the fact that 1 additional letter of objection had been received in relation to this item.

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 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.
- 4 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.
- 5 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.

- 6 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 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.

- 7 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.

- 8 Prior to the commencement of the development details of the proposed surface materials for the access road and parking area 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.
- 9 The proposed access road shall be laid to a gradient not exceeding 4% for the first 6.0m and 8% thereafter.

This consent is also subject to the entering of a Legal Agreement under Section 106 of the Town and Country Planning Act to ensure suitably secure arrangements are made to comply with the requirements of Policy GB16 of the Local Plan: i.e. that the dwellings are affordable and available for local needs.

Report Item No: 2

APPLICATION No:	EPF/0633/06
SITE ADDRESS:	11 Great Stony Park High Street Ongar Essex CM5 0TH
PARISH:	Ongar
DESCRIPTION OF PROPOSAL:	Rear conservatory.
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 proposed conservatory shall be constructed with red brick plinth walls, using a brick, which matches that of the original building.
- 3 Single central horizontal glazing bars shall be incorporated into the window design.

Report item No: 3

APPLICATION No:	EPF/1113/06
SITE ADDRESS:	Unit J1 The Maltings, Station Road

	Sawbridgeworth CM21 9JX
PARISH:	Sheering
DESCRIPTION OF PROPOSAL:	Change of use to preparation only of hot food snacks despatched to local schools, and kitchen and catering equipment hire (sui generis).
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 use hereby permitted shall not be operated outside the hours of 9am to 5pm on Monday to Fridays and from 9am to midday on Saturdays, and not at all on Sundays or public holidays.
- 3 The parking area shown on the approved plan shall be provided and marked out prior to the first occupation of the development and the six spaces intended for Unit J1 shall be marked as such and shall be retained free of obstruction for the parking of staff and visitors vehicles. The car bay size shall be a minimum of 4.8m x 2.4m and the spaces provided for the Light Goods vehicles shall be a minimum of 7.5m x 3.5m.
- 4 The development hereby approved shall be for the preparation of hot and cold food snacks and for the hiring of kitchen catering equipment only and shall at no time include the sale of any food or drink to the general public at the unit for consumption on or off the premises.
- 5 Prior to commencement of the development a scheme shall be submitted to and agreed in writing by the Local Planning Authority to cater for the foul drainage produced from the kitchen. Drains serving the kitchens in the development shall be fitted with a grease separator, as detailed in the Building Regulations 2000, Approved Document H (Drainage and waste disposal), to comply with prEN 1825-1 and designed in accordance with prEN 1825-2 (Installations for separation of grease) or other effective means of grease removal. The approved drainage shall be retained and maintained while the site is in use.

6	Prior to the premises being brought into use for the purpose hereby permitted, a scheme providing for the adequate storage of refuse from 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.
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