

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

**Committee:** Area Plans Subcommittee C                      **Date:** 27 September 2006

**Place:** Council Chamber, Civic Offices,                      **Time:** 7.30 - 8.20 pm  
High Street, Epping

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

**Other Councillors:**

**Apologies:** Mrs D Collins

**Officers Present:** R Bintley (Principal Planning Officer), S G Hill (Senior Democratic Services  
Officer), M Jenkins (Democratic Services Assistant) and G J Woodhall  
(Democratic Services Officer)

---

### **26. WEBCASTING**

The Chairman made a short address to remind all present that the meeting would be broadcast on the Internet and that the Council had adopted a protocol for the webcasting of its meetings.

#### **RESOLVED:**

That the Council's protocol for webcasting of Council and other meetings be noted.

### **27. 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.

### **28. MINUTES**

Members of the Sub-Committee noted that at the last meeting on 30 August 2006 two Ongar members had declared interests that had not been recorded correctly. It was agreed that their declaration be amended. Additionally, a typographical error in the minutes of 2 August 2006 meant that the minutes of 5 July 2006 had not been correctly confirmed as a correct record.

#### **RESOLVED:**

- (1) That the minutes of the meeting of the Sub-Committee held on 30 August 2006 be taken as read and signed by the Chairman as a

correct record subject to clarification of the declaration of interests declared by Councillors Wright and Jacobs that they were Ongar Town Councillors rather than members of the Ongar and District Sports Club which had released the land from Ongar Town Council; and

- (2) That the minutes of the meeting held on 5 July 2006 be formally re-affirmed as a correct record.

**29. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillor R Morgan declared a personal interest in the following item of the agenda, by virtue of supplying the farm with fertiliser and contract work. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/1512/06 – Church Farm, High Laver.

**30. ANY OTHER BUSINESS**

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

**31. DEVELOPMENT CONTROL**

**RESOLVED:**

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

**32. 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/1512/06
<b>SITE ADDRESS:</b>	Church Farm Workers Road High Laver
<b>PARISH:</b>	Moreton, Bobbingworth and the Lavers
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of a stable block (personal use only). Revised application
<b>DECISION:</b>	<b>GRANTED</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 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate that adjacent properties shall not be subject to increased flood risk and, dependant upon the capacity of the receiving drainage, shall include calculations of any increased storm run-off and the necessary on-site detention. The approved measures shall be carried out prior to the first occupation of the building hereby approved and shall be adequately maintained.
- 4 The stable building hereby approved shall be used solely ancillary to the private enjoyment of the occupiers of the dwelling known as Church Farm and not for commercial purposes whatsoever.
- 5 Prior to the fitting of any external lighting to serve the stables, details shall be submitted to and approved in writing by, the Local Planning Authority prior to the commencement of the development. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1393/06
<b>SITE ADDRESS:</b>	Station Goods Yard Ongar Station High Street Ongar
<b>PARISH:</b>	Ongar
<b>DESCRIPTION OF PROPOSAL:</b>	Prepare hardstanding and rolled surfaces for 75 customer parking bays.
<b>DECISION:</b>	<b>GRANTED</b>

Members were made aware of 2 additional letters received on behalf of the Ongar Railway Preservation Society providing additional detailed objections.

**CONDITIONS:**

- 1 The development hereby permitted must begin no later than the expiration of three years beginning with the date of this notice.
- 2 Prior to the commencement of the development, details of the proposed surface materials for the car park and hardsurface contained within the red line 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.
- 3 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. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

The scheme must include details of the 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.

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.

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.

- 4 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 programmes. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained.
- 5 Prior to the commencement of the development or any site clearance work (whichever is the sooner), the developer/applicant shall arrange for a site survey by a qualified herpetologist to establish the presence and extent of any slow worms, or indeed any other endangered species that may be present on or close to the application site. Any present shall be dealt with and carried out under the supervision of a qualified herpetologist.
- 6 Prior to the first use of the car parking spaces hereby approved, a scheme shall be submitted and agreed in writing by the Local Planning Authority to demonstrate how the use of the spaces will be restricted to passengers of the adjacent railway only between the hours of 9.00 am and 22.00 hours pm and such scheme shall then be put in place and maintained thereafter.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1505/06
<b>SITE ADDRESS:</b>	Apartment 11 & 12 Hill Hall Mount Road Theydon Mount Epping
<b>PARISH:</b>	Theydon Mount
<b>DESCRIPTION OF PROPOSAL:</b>	Replacement of existing window with a door, matching adjacent door, to afford access to demised garden area.
<b>DECISION:</b>	<b>GRANTED</b>

**CONDITIONS:**

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.
- 2 The proposed door shall exactly match the external door in the adjoining property in terms of materials, design and detailing.