

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

**Committee:** Area Plans Subcommittee C                      **Date:** Wednesday, 20 December 2006

**Place:** Council Chamber, Civic Offices,                      **Time:** 7.30pm - 9.06 pm  
High Street, Epping

**Members Present:** K Wright (Chairman), Mrs D Collins, P Gode, Mrs H Harding, D Kelly and R Morgan

**Other Councillors:**

**Apologies:** Mrs M McEwen and D Jacobs

**Officers Present:** M Jenkins (Democratic Services Assistant), G J Woodhall (Democratic Services Officer) and S Dobson (Information Assistant (Public Relations))

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### **1. WEBCASTING INTRODUCTION**

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.

### **2. 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.

### **3. MINUTES**

There had been no meeting of the Sub-Committee in November 2006 due to their being no planning applications.

#### **RESOLVED:**

That the minutes held on 25 October 2006 be taken as read and signed by the Chairman as a correct record.

### **4. DECLARATIONS OF INTEREST**

There were no declarations of interest.

**5. ANY OTHER BUSINESS**

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

**6. PLANNING APPEALS REPORT**

The Principal Planning Officer presented a bi-annual Planning Appeals report advising of the results of all successful appeals, particularly those refused contrary to officer recommendations. The report highlighted that there had been no appeal decisions allowed by the Inspector following the Sub-Committee's decision to refuse permission, contrary to the Planning Officer's recommendation.

The Sub-Committee were informed that the Best Value Performance Indicator had been amended to reflect only appeals against the refusal of planning permission, for which the Council had set a target of 24%. The performance figure for the Council was 26% which narrowly missed the target, however the Council's performance was better than the national average of 33%.

No awards of costs were made in this 6 month period against the Council, but the Council were successful in obtaining a partial award of costs in one case.

The Council's performance during this period continued to be a reflection of the quality of decision making by both officers and members at committee.

**RESOLVED:**

That the Planning Appeal Decisions for the period April to September 2006 be noted.

**7. DEVELOPMENT CONTROL**

**RESOLVED:**

That the planning applications numbered 1 – 5 be determined as set out in the schedule attached to these minutes.

**8. 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.

**9. RETIREMENT OF PRINCIPAL PLANNING OFFICER**

The Chairman of Committee announced the retirement of the Principal Planning Officer, Ralph Bintley who had worked on Area Plans Sub C Committee for many years. The Chairman thanked Mr Bintley for his years of service and assistance to the members of the Committee.

**CHAIRMAN**

# Minute Item 7

## **Report Item No: 1**

<b>APPLICATION No:</b>	EPF/1614/06
<b>SITE ADDRESS:</b>	24 Great Stony Park High Street Ongar
<b>PARISH:</b>	Ongar
<b>DESCRIPTION OF PROPOSAL:</b>	Loft conversion with conservation roof windows.
<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 The proposed new roof light shall be of the conservation type and shall be installed so that it is not any higher than the surrounding roof tiles.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1787/06
<b>SITE ADDRESS:</b>	Land adj to 22 Cloverley Road Ongar Essex
<b>PARISH:</b>	Ongar
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of single detached dwelling for residential use.
<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 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 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.
- 5 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1 Class A shall be undertaken without the prior written permission of the Local Planning Authority.
- 6 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.
- 7 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/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 8 The development shall be carried out in accordance with the amended plans received on 11/12/2006 unless otherwise agreed in writing with the Local Planning

Authority.

Reason:- In order to ensure that the development conforms with the approved plans, and for the avoidance of doubt.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/2141/06
<b>SITE ADDRESS:</b>	Maybanks Farm Epping Road Ongar
<b>PARISH:</b>	Stanford Rivers
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of hay barn. (Revised application)
<b>DECISION:</b>	<b>DEFER FOR MEMBER'S SITE VISIT</b>

Members were advised that location of barn on the location plan was incorrect.

Additional document with 51 signatures in support of the application had been submitted.

One additional letter from neighbour supporting application had been received and a further letter from Solicitors acting for resident of 22 Epping Road had also been received, objecting to application.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/2142/06
<b>SITE ADDRESS:</b>	Maybanks Farm Epping Road Ongar
<b>PARISH:</b>	Ongar
<b>DESCRIPTION OF PROPOSAL:</b>	Use of existing stables for the livery of up to seven horses. (Revised application)
<b>DECISION:</b>	<b>REFUSED</b>

Members advised that additional document with 51 signatures in support of the application had been submitted.

One additional letter from neighbour supporting application had been received

Letter from Solicitors acting for resident of 22 Epping Road had also been received, objecting to application.

**REASON FOR REFUSAL**

- 1 The proposed use of the existing stables for the livery of seven horses would harm the openness of the character of the surrounding countryside and therefore represent inappropriate development in the Metropolitan Green Belt, contrary to policies Structure Plan policy C2 and Local Plan policies GB2A and GB8A.
- 2 The proposal will result in undue loss of residential amenity to residents living in the vicinity of the site, by reason of vehicular activity and comings and goings to the site during unreasonable early hours of the morning, contrary to policy RP5 of the adopted Local Plan.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/2079/06
<b>SITE ADDRESS:</b>	Land to the east of Willow Mount Epping Road Ongar
<b>PARISH:</b>	Stanford Rivers
<b>DESCRIPTION OF PROPOSAL:</b>	New stable block. (Resubmitted application)
<b>DECISION:</b>	<b>GRANTED</b>

Members required an additional condition and added the following:-

**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 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 compliance with the principles of Sustainable Drainage Systems (SuDS). The approved measures shall be carried out prior to the first occupation of the building hereby approved and shall be adequately maintained.
- 3 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.

- 4 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.

- 5 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.

- 6 No external lighting shall be installed without the prior written approval of the Local Planning Authority.
- 7 There shall be no commercial use of the site whatsoever. Only domestic use by the applicant and his immediate family (spouse and children) is approved.
- 8 The colour of the materials is to be approved in writing by the Local Planning Authority prior to the commencement of the works hereby approved.
- 9 Within one month of the erection of the stables hereby approved all other buildings, structures and debris shall be removed from the site and no further development shall occur without the prior written approval of the Local Planning Authority.
- 10 Details of the means of storing and disposing of manure shall be submitted to and approved by the Local Planning Authority and completed in accordance with these details prior to first occupation of the stables.
- 11 The paddocks shall be re-seeded in rotation over a period of no longer than 3 years.

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