

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Plans Subcommittee D **Date:** 12 July 2006

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 9.00 pm
High Street, Epping

Members Present: P McMillan (Chairman), Councillor Mrs D Borton (Vice-Chairman),
Mrs P Brooks, Mrs A Cooper, R D'Souza, Mrs R Gadsby, Mrs J Lea,
Mrs M Sartin, Mrs P Smith, Ms S Stavrou and J Wyatt

Other Councillors: (none)

Apologies: (none)

Officers Present: S Solon (Principal Planning Officer), P Sutton (Principal Planning Officer) and
A Hendry (Democratic Services Officer)

11. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements agreed by the Council, to enable persons to address the Sub-Committee in relation to the determination of applications for planning permission.

12. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 14 June 2006 be taken as read and signed by the Chairman as a correct record subject to:

- The inclusion that, Councillor Ms Stavrou had declared a personal and prejudicial interest in item 10(3) (EPF/0635/06 – Land at Manor Farm, 15 & 16 Mott Street, High Beech) as she is acquainted with the applicant. She declared that she would leave the meeting during the consideration and voting of the item;
- That Declaration of Interest (b) be amended in light of the above; and
- That Declaration of interest (c) should be deleted.

13. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors Mrs D Borton declared personal interests in agenda items 6 (2) (EPF/0536/06 4 The Heights, Bumbles Green Lane, Nazeing) by virtue of being a Nazeing Parish Councillor. She declared that her interests were not prejudicial and indicated that she would remain in the meeting during the consideration and voting on the item.

(b) Pursuant to the Council's Code of Member Conduct, Councillors Mrs P Brooks, Mrs A Cooper, Mrs J Lea, Mrs R Gadsby and R D'Souza declared a

personal interest in agenda items 6 (3) (EPF/0648/06 Warlies Park Farm, Woodgreen Road, Waltham Abbey), 6(4&5) (EPF/1018/06 23A Highbridge Street, Waltham Abbey) and 6(6) (EPF/1074/06 2 Marle Gardens, Waltham Abbey) by virtue of being local Ward Councillors. The Councillors declared that their interests were not prejudicial and indicated that they would remain in the meeting during the consideration and voting on the item.

(c) Pursuant to the Council's Code of Member Conduct, Councillor Mrs P Smith declared a personal interest in agenda item 6 (4&5) (EPF/1018/06 23A Highbridge Street, Waltham Abbey). She declared that her interests were not prejudicial and indicated that she would remain in the meeting during the consideration and voting on the item.

(d) Pursuant to the Council's Code of Member Conduct, Councillor Ms Stavrou declared a personal interest in agenda items 6 (3) (EPF/0648/06 Warlies Park Farm, Woodgreen Road, Waltham Abbey) by virtue of being the local ward member. She declared that her interests were not prejudicial and indicated that she would remain in the meeting during the consideration and voting on the item.

(e) Pursuant to the Council's Code of Member Conduct, Councillor Ms Stavrou declared a personal interest in agenda item 6 (1) (EPF/1084/06 Land at little Copped Hall, Copped Hall Estate, High Road, Epping), 6 (4 &5) (EPF/1018/06 23A Highbridge Street, Waltham Abbey) and 6(6) (EPF/1074/06 2 Marle Gardens, Waltham Abbey) by virtue of being the Mayor of Waltham Abbey. She declared that her interests were not prejudicial and indicated that she would remain in the meeting during the consideration and voting on the items.

(f) Pursuant to the Council's Code of Member Conduct, Councillor P McMillan declared a personal interest in agenda item 6 (4&5) (EPF/1018/06 23A Highbridge Street, Waltham Abbey) by virtue of having past business dealings with the applicant. He declared that his interests were prejudicial and indicated that he would leave the meeting during the consideration and voting on the item.

14. ANY OTHER BUSINESS

It was reported that there was no urgent business for consideration at the meeting.

15. DEVELOPMENT CONTROL

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

RESOLVED:

That, Planning applications numbered 1 – 6 be determined as set out in the annex to these minutes.

16. DELEGATED DECISIONS

The Sub-Committee noted that details of planning applications determined by the Head of Planning Economic Development under delegated authority since the last meeting had been circulated to all members and were available for inspection at the Civic Offices.

CHAIRMAN

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Report Item No: 1

APPLICATION No:	EPF/1084/06
SITE ADDRESS:	Land at Little Copped Hall Copped Hall Estate High Road Epping Essex CM16 5HS
PARISH:	Epping Upland
DESCRIPTION OF PROPOSAL:	Part conversion and part replacement of redundant farm buildings to form four dwellings together with preservation and enhancement of Grade II* registered parkland (Revised application)
DECISION:	GRANT

Subject to the conclusion of a satisfactory Section 106 Agreement – to secure the transfer of the defined land areas to the Copped Hall Trust and Corporation of London within six months of the granting of planning permission and agreement and implementation of a programme of landscape management of the old orchard, south of the walled garden and the land surrounding the lake north of the hall – permission be granted, subject also to conditions for approval of materials, landscaping and boundary treatment (including hard surfaces), a programme of archaeological investigation and access only along the historic Home Farm route eastwards towards Epping High Road and not through or alongside the Copped Hall mansion or immediate grounds.

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 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.
- 4 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.

- 5 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.
- 6 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.
- 7 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 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.

- 8 Prior to the commencement of the development details of the proposed surface materials for the access into the site and the garage courtyard 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 Access for the residential development shall be taken from the east through the Bell Common gates only.

10	Prior to the commencement of the development detailed drawings (at a scale of at least 1:5) shall be submitted to show the following aspects of the proposed new dwellings and extension to the existing building – windows (including cills and reveals), doors, rooflights, feature brick work (including gauged arches, stringcourses and chimneys), eaves, verges and soffits, dormer windows, and porches or canopies.
11	The existing brick boundary wall to the south edge of the site shall be retained.

Report Item No: 2

APPLICATION No:	EPF/0536/06
SITE ADDRESS:	4The Heights Bumbles Green Lane Nazeing Essex EN9 2SG
PARISH:	Nazeing
APPLICANT:	
DESCRIPTION OF PROPOSAL:	Erection of a storage building for maintenance machinery.
DECISION:	REFUSED

REASON:

- 1 The application site forms part of the Metropolitan Green Belt, the most important attribute of which is its openness. Because of its excessive height the storage building appears unduly prominent and fails to preserve the openness of the Green belt. No very special circumstances sufficient to override the harm caused exist. It therefore conflicts with the purposes of including land in it and is contrary to policy C2 of the Essex and Southend on Sea Replacement Structure Plan (2001), Policy GB2 of the Epping Forest District Local Plan (1998) and Policy GB2A of the Local Plan Alterations (2006).

Report Item No: 3

APPLICATION No:	EPF/0648/06
SITE ADDRESS:	Warlies Park Farm Woodgreen Road Waltham Abbey Essex EN9 3SD
PARISH:	Waltham Abbey
DESCRIPTION OF PROPOSAL:	Two storey side extension to house and change of use of barn and dairy into two residential dwellings with associated outbuildings, garaging etc.
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 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.
- 4 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.

- 5 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

- 6 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 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.

- 7 The refurbishment and extension to the existing dwelling shall be completed prior to the first occupation of either the barn conversion or the dairy conversion hereby approved.

- 8 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the garage(s) hereby approved shall be retained so that it is capable of allowing the parking of cars together with any ancillary storage in connection with the residential use of the site, and shall at no time be converted into a room or used for any other purpose.

- 9 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, Classes A, B, or D shall be undertaken without the prior written permission of the Local Planning Authority.

10	There shall be no access through the site to adjacent land for the purpose of holding or attending a market or car boot sale on that land.
11	No gates shall be erected at the access to the site off Woodgreen Road without the prior written approval of the Local Planning Authority. The design of any such gates shall be open and allow clear views into the site from Woodgreen Road.

Report Item No: 4

APPLICATION No:	EPF/1018/06
SITE ADDRESS:	23A Highbridge Street Waltham Abbey Essex EN9 1BZ
PARISH:	Waltham Abbey
DESCRIPTION OF PROPOSAL:	Redevelopment of existing site to provide a three storey block of flats incorporating 6 x 1 bedroom units and 2 x 2 bedroom units together with parking and amenity space. (Resubmitted 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 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.
- 4 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.

- 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 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.

- 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 landscaping works shall be completed prior to the occupation or

use of any part of the development, unless the Local Planning Authority 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 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

- 8 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.
- 9 Prior to the commencement of the development details of the proposed surface materials for the access way 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.
- 10 Before the building is occupied, a suitably surfaced area shall be provided, and thereafter maintained to the satisfaction of the Local Planning Authority, within the curtilage of the site to enable a vehicle to turn and leave the property in forward gear. Details of this should be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development.
- 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 any proposed external lighting shall be submitted to and approved in writing by the Local planning authority before the development hereby permitted is first occupied. Development shall be carried out in accordance with the approved details.
- 13 Except with the prior agreement of the Local planning Authority in writing, no construction work or demolition shall be carried out, or plant operated other than between 0.700 hrs to 18.00 hrs Monday to Friday and 0.800 hrs to 13.00 hrs on Saturday.
- 14 Before the development hereby permitted is commenced, details of the following matters shall be submitted to and approved by the Local planning Authority in writing:
- i) Contractors' access arrangements for vehicles plant and personnel.
 - ii) Contractors' site storage area/compound.
 - iii) the means of moving, storing and stacking all building materials, plant and equipment around and adjacent to the site.
 - iv) The arrangement for the parking of contractors' vehicles and contractors' personnel vehicles.
- Thereafter the development shall be undertaken in accordance with the approved details.
- 15 No development approved by this permission shall be commenced until details of the existing and proposed finished floor levels have been submitted to and approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.
- 16 A buffer zone of at least 6 metres shall be provided alongside the Cornmill stream along the full length of the site. This zone, to be agreed in writing with the Local planning Authority, shall be kept free of structures, hardstanding, footpaths and overhanging structures, and there shall be no formal landscaping within it. It shall be managed to develop a natural character and left to colonise and regenerate naturally and left as a natural area for wildlife.
- 17 Any fence along the boundary of the site with the Cornmill stream shall be of open construction, with gaps of at least 10cm between railings.

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| 18 | The development hereby approved shall not be commenced until full details of a bin store have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved bin store has been completed and thereafter the bin store shall be permanently retained as approved unless otherwise agreed in writing by the Local Planning Authority. |
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Report Item No: 5

APPLICATION No:	EPF/0535/06
SITE ADDRESS:	23A Highbridge Street Waltham Abbey Essex EN9 1BZ
PARISH:	Waltham Abbey
DESCRIPTION OF PROPOSAL:	Conservation Area Consent for the demolition of the existing B2 industrial unit and redevelopment to provide a three storey block of flats incorporating 6 x 1 bedroom units and 2 x 2 bedroom units together with parking and amenity space.
DECISION:	GRANT

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.
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Report Item No: 6

APPLICATION No:	EPF/1074/06
SITE ADDRESS:	2 Marle Gardens Waltham Abbey Essex EN9 2DZ
PARISH:	Waltham Abbey
DESCRIPTION OF PROPOSAL:	Two storey side and single storey rear extensions.
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 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

- 3 The proposed extension shall only be used as ancillary accommodation for the existing dwellinghouse and shall not be occupied as a unit separately from the dwelling known as 2 Marle Gardens.
- 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 on the western flank wall of the extension hereby permitted without the prior written approval of the Local Planning Authority.

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