

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee East **Date:** 19 September 2007

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

Members Present: M Colling (Chairman), Mrs M McEwen (Vice-Chairman), Mrs D Collins, R Frankel, P Gode, A Green, Mrs A Grigg, Mrs H Harding, Ms J Hedges, D Jacobs, D Kelly, R Morgan, G Pritchard, B Rolfe, Mrs P K Rush, D Stallan and C Whitbread

Other Councillors:

Apologies: Mrs J H Whitehouse and J M Whitehouse

Officers Present: B Land (Assistant Head of Planning Services), M Jenkins (Democratic Services Assistant) and G Woodhall (Democratic Services Officer)

30. 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. The Sub-Committee noted the Council's Protocol for Webcasting of Council and Other Meetings.

31. 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.

32. MINUTES

RESOLVED:

That the minutes of the meeting held on 22 August 2007 be taken as read and signed by the Chairman as a correct record.

33. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors M Colling and C Whitbread declared a personal interest in the following items of the agenda. The Councillors had determined that their interest was prejudicial and they would leave the meeting for the consideration of the application and voting thereon:

- EPF/1473/07 The Old Rectory, Coopersale Common, Epping

- EPF/1474/07 The Old Rectory, Coopersale Common, Epping

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs M McEwen declared a personal interest in the following item of the agenda by virtue of being acquainted with the speakers. The Councillor had determined that her interest was not prejudicial and she would stay in the meeting for the consideration of the application and voting thereon:

- EPF/1472/07 162 High Street, Ongar

(c) Pursuant to the Council's Code of Member Conduct, Councillor P Gode declared a personal interest in the following item of the agenda, by virtue of being a member of Ongar Town Council. The Councillor had determined that his interest was not prejudicial and he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1472/07 162 High Street, Ongar

(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 her husband being a member of the club in question. The Councillor had determined that her interest was prejudicial and she would leave the meeting for the consideration of the application and voting thereon:

- EPF/0308/07 North Weald Golf Club, Rayley Lane, North Weald

(e) 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 she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1575/07 41 Duck Lane, Thornwood, North Weald

(f) Pursuant to the Council's Code of Member Conduct, Councillor Mrs J Hedges 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 her interest was not prejudicial and she would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/1652/07 179 High Street, Epping
- EPF/1668/07 11 Institute Road, Epping
- EPF/1473/07 The Old Rectory, Coopersale Common, Epping
- EPF/1474/07 The Old Rectory, Coopersale Common, Epping

(g) Pursuant to the Council's Code of Member Conduct, Councillor D Stallan declared a personal interest in the following items of the agenda, by virtue of being a member of North Weald Parish Council. The Councillor had determined that his interest was not prejudicial and he would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/0308/07 North Weald Golf Club, Rayley Lane, North Weald

- EPF/1575/07 41 Duck Lane, Thornwood, North Weald

34. ANY OTHER BUSINESS

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

35. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 – 10 be determined as set out in the schedule attached to these minutes.

36. 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/1652/07
SITE ADDRESS:	179 High Street Epping Essex CM16 4BL
PARISH:	Epping
WARD:	Epping Lindsey and Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	New shopfront.
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

Report Item No: 2

APPLICATION No:	EPF/1668/07
SITE ADDRESS:	11 Institute Road Epping Essex CM16 7QY
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Two storey side and rear extension.
DECISION:	Grant Permission (With Conditions)

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 development shall be carried out in accordance with the amended plans received on 28 August 2007 unless otherwise agreed in writing with the Local Planning Authority.

Report Item No: 3

APPLICATION No:	EPF/1473/07
SITE ADDRESS:	The Old Rectory Coopersale Common Epping Essex CM16 7QT
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Single storey rear extension. (Revised application)
DECISION:	Grant Permission (With Conditions)

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 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.

Also resolved that an enforcement investigation be carried out into recent alterations to the detached garage at this site.

Report Item No: 4

APPLICATION No:	EPF/1474/07
SITE ADDRESS:	The Old Rectory Coopersale Common Epping Essex CM16 7QT
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Grade II listed building application for a single storey rear extension. (Revised application)
DECISION:	Grant Permission (With Conditions)

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 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 The development shall be carried out in accordance with the amended plans received on 15 August 2007 unless otherwise agreed in writing with the Local Planning Authority.

Report Item No: 5

APPLICATION No:	EPF/1538/07
SITE ADDRESS:	Black Hall Bridge Road Moreton Ongar Essex CM5 0LJ
PARISH:	Moreton, Bobbingworth and the Lavers
WARD:	Moreton and Fyfield
DESCRIPTION OF PROPOSAL:	Erection of extension to garage with the addition of rear dormer windows to roof space.
DECISION:	Grant Permission (With Conditions)

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 garage, which is the subject of these alterations 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 Black Hall.
- 3 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

Report Item No: 6

APPLICATION No:	EPF/0308/07
SITE ADDRESS:	North Weald Golf Club, Rayley Lane North Weald
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Construction of additional golf course landscaping.
DECISION:	Grant Permission Subject to Section 106 agreement

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 phasing proposals indicated on plan sheet 1 received 6 August 2007, unless otherwise agreed in writing by the Local Planning Authority. No phase shall be commenced until the previous phase is completed.
- 3 Prior to the commencement of each phase an existing and proposed contour plan for that phase together with an as built contour plan for the last completed phase shall be submitted to the Local Planning Authority for approval. The plans shall indicate contours at 0.5m intervals.
- 4 No phase shall be commenced until the Council gives written approval to the drawings submitted pursuant to condition 5 and agrees in writing the previously completed phase was carried out in accordance with the approved proposed 0.5m contour plan for that phase.
- 5 The development shall not be commenced until details of the following have been submitted to and agreed in writing by the Local Planning Authority:
 - 1) The location and function of any processing areas, associated plant and buildings.
 - 2) Where waste materials are proposed to be imported, details of the proposed methods to check for toxicity and arrangements for notifying the Local Planning Authority of the result of checks for toxicity.
 - 3) A method statement of soil handling, to include separation of topsoil and sub soil, the location and total heights of temporary mounds, depth of replacement topsoil and sub soil.
 - 4) Details of the proposed method to suppress dust from the site throughout the period of implementation works.
 - 5) Details of methodology for preventing surface water on the site draining on to adjoining land.
 - 6) Measures to protect the safe use of rights of way on the land during and after implementation works.The development shall be carried out in accordance with the approved details unless the Local Planning Authority gives written consent to any variation.

- 6 No implementation works shall be carried out outside the following times:
7am to 5pm Monday to Friday.
- 7 There shall be no movements of heavy goods vehicles or tipper lorries within the site or to and from it outside the following times: 7am to 5pm Monday to Friday, and not at all on Saturdays, Sundays or Public/Bank Holidays.
- 8 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with the details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities shall be installed prior to the commencement of any building works on site and shall be used to clean vehicles leaving the site.
- 9 No building or land raising shall take place in those areas adjacent to the 9th hole and the existing reservoir lying below 64.46m AOD.
- 10 No building or land raising shall take place in those areas adjacent to the 7th hole lying below 63.15m AOD.
- 11 A buffer zone 8m wide, measured from the bank top alongside the Cripsey Brook and the North Weald Stream and 5m along any ditch or drain for the full extent of the site shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.
- 12 A buffer zone of 5m wide, measured from the bank top, around the ponds along the eastern boundary of the development site shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.
- 13 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 Local Planning Authority, 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 Local Planning Authority has given its prior written consent to any variation.

The Landscape Method Statement shall include soil handling; the sequence of operations for impaction and spreading of materials and any ancillary operations; designated storage and handling zones and details of site supervision and liaison with the Local Planning Authority.

The method statement shall also include details of soft landscaping proposals including 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 Local Planning Authority has given its prior written consent to any variation.

- 14 All hard and soft landscape works shall be completed prior to the 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.

Also subject to the variation of the section 106 Agreement dated 23/03/2006 to ensure that the restrictions re phasing, sourcing materials and lorry routing are applied to this development in the same way as to the previous phased programme.

Report Item No: 7

APPLICATION No:	EPF/1575/07
SITE ADDRESS:	41 Duck Lane Thornwood North Weald Epping Essex CM16 6NF
PARISH:	North Weald Bassett
WARD:	Epping Lindsey and Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Two storey front and single storey rear extensions. (Revised application)
DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 The proposed two storey front extension would result in loss of daylight and sunlight to significant windows in the side wall of 39 Duck Lane to the detriment of the amenities enjoyed by that property, contrary to policies DBE10 of the adopted Local Plan and Alterations.

Report Item No: 8

APPLICATION No:	EPF/1472/07
SITE ADDRESS:	162 High Street Ongar Essex CM5 9JJ
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Change of use from Wine Merchants to restaurant (A3) at ground floor level only.
DECISION:	Grant Permission (With Conditions)

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 restaurant hereby permitted shall not be open to customers / members outside the hours of 0900.00 to 2300.
- 3 Prior to commencement of development equipment shall be installed in accordance with details first submitted to and approved by the Local Planning Authority, to suppress and disperse fumes and/or smell produced by cooking and food preparation. The equipment shall be effectively operated and maintained for so long as the use continues. The equipment shall be installed and be in full working order to the satisfaction of the Local Planning Authority prior to the commencement of use.
- 4 The rating level of noise (as defined by BS4142:1997) emitted from any kitchen extract unit, air conditioning and other mechanical plant shall not exceed the prevailing background noise level. The measurement position and assessment shall be made according to BS4142:1997.
- 5 Prior to commencement of the use hereby approved, additional drawings that show details of the proposed flue, at a scale of 1:50, shall be submitted to and approved by the local planning authority. The drawing shall detail the external finish of the proposed flue. Work shall be carried out in accordance with such plans.
- 6 Deliveries to the premises shall not take place outside of the hours of 0800 to 1930.
- 7 During cooking times the windows and doors of the kitchen shall remain closed.
- 8 There shall be no use of the garden/yard of the premises by customers.

- 9 Details of refuse storage facilities shall be submitted to and approved by the Local Planning Authority and shall be provided as approved prior to first use of the restaurant hereby approved.

Report Item No: 9

APPLICATION No:	EPF/1615/07
SITE ADDRESS:	Autumn Lodge Abridge Road Theydon Bois Epping Essex CM16 7NN
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Single storey garden room extension.
DECISION:	Grant Permission (With Conditions)

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.

Report Item No: 10

APPLICATION No:	EPF/1616/07
SITE ADDRESS:	Autumn Lodge Abridge Road Theydon Bois Epping Essex CM16 7NN
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Grade II listed building application for a single storey garden room extension.
DECISION:	Grant Permission (With Conditions)

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 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.