

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

**Committee:** Area Planning Subcommittee West   **Date:** 26 September 2007

**Place:** Council Chamber, Civic Offices, High Street, Epping   **Time:** 7.30 - 8.55 pm

**Members Present:** P McMillan (Chairman), J Wyatt (Vice-Chairman), Mrs P Brooks, R D'Souza, Mrs R Gadsby, Mrs M Sartin and Ms S Stavrou

**Other Councillors:**

**Apologies:** R Bassett, Mrs A Cooper, J Demetriou, Mrs J Lea, Mrs P Smith, A Watts and Mrs E Webster

**Officers Present:** S Solon (Principal Planning Officer), A Hendry (Democratic Services Officer) and G J Woodhall (Democratic Services Officer)

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### **33. 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.

### **34. 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.

### **35. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting of the Sub-Committee held on 29 August 2007 be taken as read and signed by the Chairman as a correct record.

### **36. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillor Mrs S Stavrou declared personal interest in agenda items 7 (4) (EPF/1280/07 Land at Manor Farm and Land adjoining to High Beech Primary School, Mott Street, High Beach). The Councillor declared that her interests were prejudicial and indicated that she would not remain in the meeting during the consideration and voting on the item.

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs S Stavrou declared a personal interest in agenda items 7 (6) (EPF/1515/07 Pantiles, Wellington

Hill, Waltham Abbey) by virtue of being the ward member. The Councillor declared that her interests were not prejudicial and indicated that she would remain in the meeting during the consideration and voting on the item.

**37. ANY OTHER BUSINESS**

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

**38. 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.

**39. 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**

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/1155/07
<b>SITE ADDRESS:</b>	The Moat House Nazeing Road Nazeing Essex EN9 2JN
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Partial demolition of the existing dwelling and erection of 2 no. 3 bed chalet bungalows with new access drive with a single garage provided for plot 1.
<b>DECISION:</b>	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 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 first floor windows other than any shown on the approved plan shall be formed at any time in the southern elevation of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 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 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.

- 7 Prior to the commencement of the development details of the proposed surface materials for the proposed access, parking and pavement. 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.

- 8 Prior to the commencement of development full details of the proposed street lighting columns shall be submitted to and agreed in writing by the Local Planning Authority. The details shall include proposed levels of illumination, shielding to prevent light pollution and means of operation to ensure that they are illuminated only when needed. The lighting shall then be installed in compliance with the agreed details prior to the first occupation of any part of the development and thereafter maintained and operated in accordance with the agreed details unless otherwise agreed in writing by the Local Planning Authority.

- 9 The area within the sight splays indicated on the submitted plan shall be formed to give a clear and continuous view of traffic and shall not contain obstructions above the crown of the adjacent road.

- 10 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors vehicles.

- 11 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 in accordance with a management plan to be submitted concurrently with the assessment.

- 12 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 Local Planning Authority and the completed phase 1 investigation shall be submitted to the Local Planning Authority 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 Local Planning Authority before commencing the study and the completed phase 2 investigation with remediation proposals shall be submitted to and approved by the Local Planning Authority prior to any remediation works being carried out.

Following remediation, a completion report and any necessary maintenance programme shall be submitted to the Local Planning Authority for approval prior to first occupation of the completed development.

- 13 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.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1458/07
<b>SITE ADDRESS:</b>	Field adj to, Friars Lodge Tylers Road Roydon Harlow Essex CM19 5LG
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Broadley Common, Epping Upland and Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of 4 x loose boxes with tack room and hay storage, wooden construction fixed to concrete base inside field adjacent to Friars Lodge. (Resubmitted application)
<b>DECISION:</b>	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 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 in accordance with a management plan to be submitted concurrently with the assessment..
- 3 No development shall take place until details of tree planting, including positions or density, species and planting size have been submitted to and approved in writing by the Local Planning Authority, and shall be carried out prior to the occupation of the development for its permitted use, or in accordance with a timetable agreed in writing with the Local Planning Authority. If within a period of five years from the date of planting any tree, or replacement, 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 it's written consent to any variation.
- 4 No development shall take place until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of the proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.
- 5 The proposed development hereby approved must be constructed of traditional black-stained feather edge weatherboarding, the roof must be pan-tiled of slate and the doors and windows must be timber.

- 6 The building hereby approved shall only be used for the private stabling of horses belonging to the occupants of Friars Lodge, Tylers Road, Roydon. The building shall not be used for livery purposes or the commercial stabling of horses.
- 7 The proposed hardstanding around the building hereby approved shall not extend more than 4 metres from the walls of the building.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1570/07
<b>SITE ADDRESS:</b>	Hillside Nurseries Hamlet Hill Roydon Harlow Essex CM19 5JU
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Broadley Common, Epping Upland and Nazeing  Roydon
<b>DESCRIPTION OF PROPOSAL:</b>	Retention of the change of use of land to domestic garden and retention of summerhouse building.
<b>DECISION:</b>	Grant Permission (with conditions)

The Committee considered that, when taken together, the cessation of the use of part of the residential curtilage of the dwellinghouse at Hillside Nurseries as residential curtilage, the prior existence of a building on the land, the small scale of the summerhouse and measures to mitigate its impact, amount to very special circumstances, sufficient to outweigh any harm caused by the development to the Green Belt.

**CONDITIONS**

- 1 The land shown on the approved block plan to be removed from the residential curtilage of the dwelling house at Hillside Nurseries shall not be used for any purpose in connection with the use of the dwelling house as such.
- 2 Within 3 months of the date of this permission written details of a landscaping scheme to screen the residential curtilage of the dwelling house at Hillside Nurseries, as modified by this planning permission, together with the summerhouse, shall be submitted for approval to the Local Planning Authority. The approved landscaping scheme shall be carried out in the first planting season following the approval of the scheme and thereafter shall be maintained for a period of 5 years unless otherwise agreed in writing by the Local Planning Authority.
- 3 The summerhouse hereby approved shall not be used separately from the dwelling house at Hillside Nurseries and it shall not be used as a dwelling house itself.
- 4 No lights shall be fixed to any part of the exterior of the summerhouse hereby approved.



**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/1280/07
<b>SITE ADDRESS:</b>	Land at Manor Farm and Land adj to High Beech Primary School Mott Street High Beach Loughton Essex IG10 4AP
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey High Beach
<b>DESCRIPTION OF PROPOSAL:</b>	Outline application for 12 no. affordable houses and 12 no. private houses on land at Manor Farm, new vehicle access to school and car park. (Revised application)
<b>DECISION:</b>	Refuse Permission

**REASONS FOR REFUSAL**

- 1 The Manor Farm site is within the Green Belt where the development of housing is inappropriate. It has not been demonstrated that there are very special circumstances sufficient to overcome the very real harm to openness that would result from the development. The proposal is therefore contrary to policies C2 , CS2 and H5 of the Essex and Southend on Sea Replacement Structure Plan and policies GB2A and GB16 of the adopted Local Plan and Alterations.
- 2 The location, lack of footways and limited access to public transport would mean that virtually all journeys generated by the proposed development would be by private vehicles. The proposal is not therefore considered sustainable development and is therefore contrary to policies CS1, CS2, CS4 and H2 of the Structure Plan and policies CP1, CP3, CP6, ST1 and ST2 of the adopted Local Plan and Alterations.
- 3 Having regard to the existing traffic use and the additional traffic which this proposal is likely to generate or attract, the roads that connect the proposed accesses to the sites to the nearest traffic distributors are considered to be inadequate to cater for the proposal whilst providing reasonable safety and efficiency for all road users owing to the unsatisfactory width and alignment. The proposal is therefore contrary to policy T7 of the Structure Plan and policies ST2 and ST4 of the adopted Local Plan.
- 4 The proposed housing development introduces an alien and uncharacteristic pattern of development to this rural location, which does not relate well to the established and traditional form of residential development in the area, is intrusive in the landscape and is harmful to the character and visual amenity of the rural area contrary to policies DBE1 and DBE4 of the adopted Local Plan and Alterations.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/1335/07
<b>SITE ADDRESS:</b>	Little Copped Hall Home Farm High Road Epping Essex CM16 5HS
<b>PARISH:</b>	Epping Upland
<b>WARD:</b>	Broadley Common, Epping Upland and Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed conservatory and enlargement of the existing basement to include a swimming pool.
<b>DECISION:</b>	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: 6**

<b>APPLICATION No:</b>	EPF/1515/07
<b>SITE ADDRESS:</b>	Pantiles Wellington Hill Waltham Abbey Essex IG10 4AH
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey High Beach
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing extensions, roof extension to form first floor with front and rear dormer windows.
<b>DECISION:</b>	Grant Permission (with conditions)

The Committee considered that, when taken together, the fact that the footprint of the building would not be increased in area by the proposal, the small increase in the height of the roof, the positive relationship of the proposal with adjacent properties and the context of the site within a built-up enclave, amount to very special circumstances sufficient to outweigh any harm caused by the development to the Green Belt.

**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 first occupation of the extended house hereby approved the proposed window openings in the side elevation shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 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 extended house hereby permitted without the prior written approval of the Local Planning Authority.

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