

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee East **Date:** 7 May 2008

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, A Green, Mrs A Grigg, Ms J Hedges, R Morgan, G Pritchard, D Stallan, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

Other Councillors:

Apologies: P Gode, Mrs H Harding and B Rolfe

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

90. 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.

91. 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.

92. MINUTES

RESOLVED:

That the minutes of the meeting held on 9 April 2008 be taken as read and signed by the Chairman as a correct record.

93. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors Mrs D Collins, Mrs A Grigg, D Stallan and C Whitbread declared a personal interest in the following item of the agenda by virtue of being members of the Cabinet. The Cabinet had previously agreed to grant a lease to the applicant for the hanger in question. The Councillors had determined that their interest was prejudicial and that they would leave the meeting for the consideration of the application and voting thereon:

- EPF/2318/07 Hanger 1, North Weald Airfield, North Weald

(b) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a personal interest in the following items of the agenda. The Councillor had determined that his interest was prejudicial and that he would leave the meeting for the consideration of the applications and voting thereon:

- EPF/0379/08 2 Bell Farm Cottages, High Road, Epping
- EPF/0380/08 2 Bell Farm Cottages, High Road, Epping

(c) Pursuant to the Council's Code of Member Conduct, Councillors Mrs A Grigg and D Stallan declared a personal interest in the following item of the agenda, by virtue of being members of North Weald Parish Council. The Councillors had determined that their interest was not prejudicial and that they would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0313/08 The Rosaries, Harlow Common, Essex

(d) 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 that she would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/0356/08 175 High Street, Epping
- EPF/0379/08 2 Bell Farm Cottages, High Road, Epping
- EPF/0380/08 2 Bell Farm Cottages, High Road, Epping

(e) Pursuant to the Council's Code of Member Conduct, Councillor Mrs J Whitehouse declared a personal interest in the following item of the agenda, by virtue of being a member of Theydon Bois Rural Preservation Society. The Councillor had determined that her interest was not prejudicial and that she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1561/07 Adj. Theydon Lodge, Coppice Row, Theydon Bois

94. ANY OTHER BUSINESS

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

95. DEVELOPMENT CONTROL

RESOLVED:

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

96. 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/0433/08
SITE ADDRESS:	Suttons Manor Clinic London Road Stapleford Tawney Romford Essex RM4 1SR
PARISH:	Stapleford Tawney
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	TPO 11/06; Cedar: Fell.
DECISION:	Granted Permission (With Conditions)

CONDITIONS

- 1 The felling authorised by this consent shall be carried out only after the Local Planning Authority has received, in writing, 5 working days prior notice of such works.
- 2 A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed, unless varied with the written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, 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.

Report Item No: 2

APPLICATION No:	EPF/0356/08
SITE ADDRESS:	175 High Street Epping Essex CM16 4BL
PARISH:	Epping
WARD:	Epping Lindsey and Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Fluorescent back lit stainless steel letter advertisement.
DECISION:	Granted Permission

CONDITIONS

None

Report Item No: 3

APPLICATION No:	EPF/0379/08
SITE ADDRESS:	2 Bell Farm Cottages High Road Epping Essex CM16 4DF
PARISH:	Epping
WARD:	Epping Lindsey and Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Side, front and rear extensions and alterations with demolition of existing outbuildings for provision of new garage.
DECISION:	Granted 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 Details of the types and colours of the external finishes of the garage building 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.

Report Item No: 4

APPLICATION No:	EPF/0380/08
SITE ADDRESS:	2 Bell Farm Cottages High Road Epping Essex CM16 4DF
PARISH:	Epping
WARD:	Epping Lindsey and Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Conservation area consent for demolition of existing outbuildings for provision of new garage.
DECISION:	Granted 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: 5

APPLICATION No:	EPF/0465/08
SITE ADDRESS:	Camelot P.H. Manor Road Romford Essex RM4 1NH
PARISH:	Lambourne
WARD:	Lambourne
DESCRIPTION OF PROPOSAL:	Formation of hard standing and brick BBQ area with fabric canopy over, installation of hand rail to existing steps and installation of 6 no. floodlights.
DECISION:	Granted 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 of the barbeque area 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 installation of the new lighting further details regarding the height, design and luminance of the floodlights hereby approved shall be submitted to and approved in writing by the Local Planning Authority and shall be retained as such thereafter.
- 4 The lights hereby approved shall only be on during the hours of use of the outdoor seating area and shall be turned off at all other times.
- 5 The lighting hereby approved shall be positioned and shielded so as not to overspill into neighbouring properties or to dazzle users of the public highway.

Report Item No: 6

APPLICATION No:	EPF/2318/07
SITE ADDRESS:	Hangar 1 North Weald Airfield North Weald Essex CM16 6AA
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Change of use to Class B2 Business Use for occupation by Steel Fabrication Business.
DECISION:	Granted 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 rating level of noise (as defined by BS4142:1997) emitted from equipment on the site shall not exceed 5dB(A) above the prevailing background noise level. The measurement position and assessment shall be made according to BS4142:1997.
- 3 Before the permitted use commences, the developer shall submit in writing to the Local Planning Authority, measures to ensure that the predicted noise levels in the neighbouring commercial units do not exceed an LAeq of 50dBA. These measures shall be carried out, and assessed in accordance with BS9233 (1999): Sound insulation and noise reduction for buildings - code of practice. Should it be found that this level is not achieved, the use shall not commence until it has been achieved. The noise level shall thereafter be adhered to throughout the hereby permitted use.
- 4 No work using equipment used for working the steel that is likely to generate noise shall take place outside the building. All work shall be carried out within the building with doors and windows closed.
- 5 No deliveries shall be taken at or despatched from the southern part of the site outside the hours of 07.30 - 19.00 Monday to Friday and 08.00 - 14.00 Saturday nor at any time on Sundays, Bank or Public Holidays.
- 6 Before the use commences a noise barrier shall be constructed along the southern boundary of the site to a height and specification to be agreed in writing by the Local Planning Authority.

- 7 Prior to the premises being brought into use for the purpose hereby permitted, a scheme providing for the adequate storage of refuse from this use shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out and thereafter retained at all times.
- 8 No refuse collection shall be carried out from the site outside the following times: 07.30 - 18.30 hours Monday to Friday, 08.00 - 13.00 hours Saturday, nor at any time on Sundays, Bank Holidays or Public Holidays.

Report Item No: 7

APPLICATION No:	EPF/0313/08
SITE ADDRESS:	The Rosaries Harlow Common Essex CM17 9ND
PARISH:	North Weald Bassett
WARD:	Hastingwood, Matching and Sheering Village
DESCRIPTION OF PROPOSAL:	New detached double garage block and space for an Eco Friendly Biomass boiler.
DECISION:	Refused Permission

REASONS FOR REFUSAL

- 1 The proposed outbuilding, by reason of its size and bulk, detracts from the open character of the Green Belt and is thus contrary to national and local policies, including policies GB2A and GB14A of the adopted Local Plan and Alterations.

Report Item No: 8

APPLICATION No:	EPF/0399/08
SITE ADDRESS:	44 Epping Road Ongar Essex CM5 9SQ
PARISH:	Stanford Rivers
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	First floor rear extensions, single storey rear extension, front porch and alterations to roof with enlarged front and rear dormer windows. (Revised application)
DECISION:	Granted Permission (with conditions)

The committee were persuaded that the size of the additions were acceptable because of the location in a built-up enclave and that the design was not out of character in a road of varying dwelling types.

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.

Report Item No: 9

APPLICATION No:	EPF/1561/07
SITE ADDRESS:	Adj, Theydon Lodge Coppice Row Theydon Bois Essex CM16 7DL
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Erection of detached house and garages (revised application).
DECISION:	Granted Permission (With Conditions)

The committee's attention was drawn to further comments from the Parish Council and from the Theydon Bois Rural Preservation Society.

CONDITIONS

- 1 Prior to first occupation of the building hereby approved the proposed window openings in the first floor side elevations shall be fitted with obscured glass and have fixed frames up to a height of 1.7 metres above floor level, and shall be permanently retained in that condition.
- 2 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 development hereby permitted without the prior written approval of the Local Planning Authority.
- 3 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 and B shall be undertaken without the prior written permission of the Local Planning Authority.
- 4 Prior to the first occupation of the development hereby approved, planting and landscaping shall be implemented in accordance with the approved plan reference NewThey/L1RevE unless otherwise agreed in writing by the local planning authority.
- 5 Prior to the landscaping required in condition 4, a statement of the methods of its implementation shall be 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 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.

The fencing, or other protection which is part of the approved Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works have been completed and all equipment, machinery and surplus materials removed from the site.

The Arboricultural Method Statement shall indicate the specification and timetable of any tree works, which shall be in accordance with the British Standard Recommendations for Tree Works (BS.3998: 1989).

The Arboricultural Method Statement shall include a scheme for the inspection and supervision of the tree protection measures. The scheme shall be appropriate to the scale and duration of the works and may include details of personnel induction and awareness of arboricultural matters; identification of individual responsibilities and key personnel; a statement of delegated powers; frequency, dates and times of inspections and reporting, and procedures for dealing with variations and incidents. The scheme of inspection and supervision shall be administered by a suitable person, approved by the Local Planning Authority but instructed by the applicant.

- 6 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.

- 7 Prior to occupation of the dwelling a 1.5 metre x 1.5 metre pedestrian visibility sight splay as measured from the highway boundary, shall be provided on both sides of the vehicular access. There shall be no obstruction above a height of 600mm as measured from the finished surface of the access within the visibility sight splays thereafter.
- 8 No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.

- 9 Any gates provided at the vehicle access shall only open inwards and shall be set back a minimum of 4.8 metres from the nearside edge of the carriageway.
- 10 Prior to occupation of the development hereby permitted, the existing crossover shall be removed and the footpath resurfaced and kerb reinstated for use as approved in writing by the Local Planning Authority.
- 11 Immediately, when the new access is used, the existing access shall be permanently closed in accordance with details which shall have been previously submitted to and approved in writing by the Local Planning Authority.
- 12 The access shall be laid at a gradient not exceeding 4% for the first 6 metres from the highway boundary and not exceeding 8% thereafter.
- 13 Prior to occupation of the development details shall be approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained at all times.

Report Item No: 10

APPLICATION No:	EPF/0541/08
SITE ADDRESS:	35 Woburn Avenue Theydon Bois Epping Essex CM16 7JR
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Loft conversion with front dormer window.
DECISION:	Granted 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.