

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

**Committee:** Area Planning Subcommittee East   **Date:** 9 July 2008

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

**Members Present:** M Colling (Chairman), Mrs H Harding (Vice-Chairman), Mrs D Collins, R Frankel, P Gode, Ms J Hedges, D Jacobs, Mrs M McEwen, J Philip, B Rolfe, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

**Other Councillors:** None

**Apologies:** A Green, G Pritchard, A Boyce, Mrs A Grigg, R Morgan and D Stallan

**Officers Present:** N Richardson (Principal Planning Officer), G J Woodhall (Democratic Services Officer) and M Jenkins (Democratic Services Assistant)

### **18. ELECTION OF CHAIRMAN AND VICE-CHAIRMAN**

In the absence of both the Chairman and Vice-Chairman, the Democratic Services Officer opened the meeting and requested nominations for the role of Chairman. Following his acceptance by the Committee, a nomination was requested by the Chairman for the role of Vice-Chairman.

#### **RESOLVED:**

- (1) That Councillor M Colling be elected Chairman for the duration of the meeting; and
- (2) That Councillor Mrs H Harding be elected Vice-Chairman for the duration of the meeting.

### **19. 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.

### **20. 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.

**21. MINUTES****RESOLVED:**

That the minutes of the meeting held on 18 June 2008 be taken as read and signed by the Chairman as a correct record.

**22. DECLARATIONS OF INTEREST**

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

- EPF/0956/08 – 2 & 3 Griffins Wood Cottage, High Road, Epping.

(b) Pursuant to the Council's Code of Member Conduct, Councillor J Phillip declared a personal interest in the following item of the agenda, by virtue of being a member of Theydon Bois Parish Council. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0862/08 – Former Caretaker's House, Wansfell College, Theydon Bois.

(c) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a personal interest in the following item of the agenda, by virtue of being acquainted with the applicant. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/0862/08 – Former Caretaker's House, Wansfell College, Theydon Bois.

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

- EPF/0862/08 – Former Caretaker's House, Wansfell College, Theydon Bois.

**23. ANY OTHER BUSINESS**

It was noted that there was no other urgent business for consideration by the Subcommittee.

**24. CONFIRMATION OF TREE PRESERVATION ORDER TPO/EPF/12/08 SHAKLETONS, ONGAR**

The Principal Planning Officer presented a report concerning the confirmation of a Tree Preservation Order in Shakletons in Ongar. The Tree Preservation Order had originally been made as a re-protection order in respect of trees that had been protected by an Essex County Council Tree Preservation Order at Shakletons in Ongar. Only one objection had been received relating to a horse chestnut tree outside the property of 9 Shakletons on 7 May 2008, however it was felt that due to

its importance in the local landscape, priority should be given to its retention in this instance.

**RESOLVED:**

That Tree Preservation Order TPO/EPF/12/08 be confirmed without modification.

**25. CONFIRMATION OF TREE PRESERVATION ORDER EPF/05/08 - THREEWAYS HOUSE, EPPING ROAD, ONGAR**

The Principal Planning Officer presented a report concerning the confirmation of a Tree Preservation Order at Threeways House, Epping Road in Ongar. Tree Preservation Order EPF/05/08 had been made to protect five specimen trees at the site following a pre-application enquiry, in order to ensure that the trees were taken into account should a planning application be received for the site. An objection was received by the Council and the proposed order was reviewed. It was accepted by the Council that the nomenclature within the order had been incorrect but that all the trees within the site had been clearly identifiable despite some minor inaccuracies in the plotting of them. There had been five trees in the original order, but it was considered that perhaps two of the trees had limited public amenity value, despite being fine specimens, and could be deleted from the original order. Thus, the Sub-Committee was requested to confirm the amended order.

**RESOLVED:**

That the modified Tree Preservation Order EPF/05/08 be confirmed such that the order only be applied to the Trees marked T1, T4 and T5 on the plan attached to the report.

**26. DEVELOPMENT CONTROL**

**RESOLVED:**

That the planning applications numbered 1 – 4 be determined as set out in the schedule attached to these minutes.

**27. 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**

<b>APPLICATION No:</b>	EPF/0956/08
<b>SITE ADDRESS:</b>	2 & 3 Griffins Wood Cottages High Road Epping Essex CM16 4DH
<b>PARISH:</b>	Epping
<b>WARD:</b>	Broadley Common, Epping Upland and Nazeing  Epping Lindsey and Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	Replacement garage block. (Revised application)
<b>DECISION:</b>	Refuse Permission

**REASONS FOR REFUSAL**

- 1 The site is within the Metropolitan Green Belt. The proposed works, because of its size and bulk, represent inappropriate development and are at odds with Government advice and policy GB2A of the Adopted Local Plan and Alterations. In the view of the Local Planning Authority the application does not comply with this policy because the proposed building would harm the openness of the Metropolitan Green Belt and be contrary to the objectives of including land within the Metropolitan Green Belt. As no very special circumstances, sufficient to overcome the harm to the Green Belt, have been put forward the application is deemed to be unacceptable.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0949/08
<b>SITE ADDRESS:</b>	67 Hoe Lane Abridge Essex RM4 1AU
<b>PARISH:</b>	Lambourne
<b>WARD:</b>	Lambourne
<b>DESCRIPTION OF PROPOSAL:</b>	Removal of boiler room and additions to existing dwelling. (Revised application)
<b>DECISION:</b>	Deferred

This item was referred on to District Development Committee, after a split vote by the Area Planning Sub-Committee East, with no recommendation.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1025/08
<b>SITE ADDRESS:</b>	The Rosaries Harlow Common Harlow Essex CM17 9ND
<b>PARISH:</b>	North Weald Bassett
<b>WARD:</b>	Hastingwood, Matching and Sheering Village
<b>DESCRIPTION OF PROPOSAL:</b>	Detached garage block suitable for single parking space and Eco-Friendly Biomass Boiler including demolition of existing single bay garage. (Revised 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 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 commencement of development, details shall be submitted to and agreed in writing by the Local Planning Authority, regarding the biomass boiler for the development. Details shall include the type of fuel, power and other technical data. The development shall then be completed and operated in accordance with the agreed details.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/0862/08
<b>SITE ADDRESS:</b>	Former Caretakers House Wansfell College 30A Piercing Hill Theydon Bois Epping Essex CM16 7SW
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of an existing dwelling (former Caretakers House to Wansfell College) and separate garage to create a new replacement building.
<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 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.
- 4 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.
- 5 The curtilage of the proposed dwellinghouse shall be restricted to that area marked on approved drawing no. P01-01-30A date stamped 28/5/08 that clearly states "Residential curtilage/domestic garden to be identical to existing (397m2)" and not include the larger red-lined area that states "This area forms part of a change of use to private amenity for 30A Piercing Hill".
- 6 Prior to the commencement of development details of screen walls, fences or hedgerow or similar vegetation, including delineation of the western boundary of the



curtilage, as defined in Condition 5, shall be agreed in writing by the Local Planning Authority, and shall be erected or planted before the occupation of the dwelling hereby approved and maintained thereafter in the agreed positions and specification.

- 7 The "building to be demolished", hard standing areas hatched in diagonal green, and tennis court shown to be removed and grassed over and landscaped as indicated on drawing no. P01-01-30A and E01-01-30A, located on the western side of the site within the area edged in red, shall be removed and grassed over, prior to the construction of the new dwelling and not reinstated afterwards as a hard surface.
- 8 Prior to the commencement of the development details of the proposed surface materials for the parking area and access 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 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles accessing the site), 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.
- 10 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.

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