

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee East **Date:** 16 December 2009

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

Members Present: J Philip (Chairman), A Green (Vice-Chairman), A Boyce, R Frankel, P Gode, Mrs A Grigg, Ms J Hedges, D Jacobs, Mrs M McEwen, R Morgan, B Rolfe, D Stallan, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

Other Councillors: -

Apologies: M Colling, G Pritchard, Mrs D Collins and Ms C Edwards

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

73. ELECTION OF CHAIRMAN AND VICE-CHAIRMAN

In the absence of both the Chairman and Vice-Chairman, the Democratic Services Assistant 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 J Philip be elected Chairman for the duration of the meeting; and
- (2) That Councillor A Green be elected Vice-Chairman for the duration of the meeting.

74. 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.

75. 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.

76. MINUTES

RESOLVED:

That the minutes of the meeting held on 25 November 2009 be taken as read and signed by the Chairman as a correct record.

77. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor R Morgan declared a personal interest in the following item of the agenda by virtue of knowing the applicant. The Councillor had determined that his interest was not prejudicial and would stay in the meeting for the consideration of the application and voting thereon:

- EPF/1153/09 Rear of No 103 High Street, Chipping Ongar, Essex

(b) Pursuant to the Council's Code of Member Conduct, Councillor D Stallan declared a personal interest in the following item of the agenda by virtue of being the Housing Portfolio Holder. The Councillor had determined that his interest was not prejudicial and would stay in the meeting for the consideration of the application and voting thereon:

- EPF/1153/09 Rear of No 103 High Street, Chipping Ongar, Essex

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

- EPF/1792/09 Land at Station Approach, High Street, Ongar, Essex

(d) 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 knowing 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/1947/09 30/30a Piercing Hill, Theydon Bois, Epping

(e) Pursuant to the Council's Code of Member Conduct, Councillor Ms 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 would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/1963/09 2 and 3 Bury Farm Cottages, Bury Lane, Epping
- EPF/1994/09 Plots 3 to 6 Kings Wood Park, St. Margaret's Hospital, The Plain, Epping; and
- EPF/1995/09 Plots 57 to 61, 64 and 65 Kings Wood Park, St. Margaret's Hospital, The Plain, Epping

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

- EPF/1153/09 Rear of No 103 High Street, Chipping Ongar
 - EPF/1792/09 Land at Station Approach, High Street, High Ongar
- (g) 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 and knowing an objector. 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/1947/09 30/30a Piercing Hill, Theydon Bois, Epping

78. ANY OTHER BUSINESS

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

79. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 - 6 be determined as set out in the schedule attached to these minutes.

80. 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/1963/09
SITE ADDRESS:	2 and 3 Bury Farm Cottages Bury Lane Epping Essex CM16 5JA
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	TPO/EPF/21/02 T2, T7 and T8 Ash - Fell T5 Ash - 25% crown reduction
DECISION:	Granted Permission (With Conditions)

CONDITIONS

- 1 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.
- 2 The work authorised by this consent shall be carried out under the direct supervision of the Local Planning Authority, who shall receive in writing, 5 working days notice of such works.
- 3 The works hereby authorised shall not be undertaken after a period of three years from the date of this consent has expired.

Report Item No: 2

APPLICATION No:	EPF/1153/09
SITE ADDRESS:	Rear of No.103 High Street Chipping Ongar Essex CM5
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Partial demolition of existing buildings, conversion and adaptation of existing business units to form 3 x 1 bedroom cottages, construction of 2 x 2 bedroom cottages, bin stores, bike stores and provision of parking spaces.
DECISION:	Granted Permission (Subject to S106 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 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 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-H) and Part 2 Class A shall be undertaken without the prior written permission of the Local Planning Authority.
- 4 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.

- 5 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.
- 6 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, 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.
- 7 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.

- 8 No demolition/ conversion or preliminary groundworks of any kind 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 local planning authority.
- 9 Additional drawings that show details of proposed new windows, doors, rooflights, eaves, rainwater goods, verges, fascias, cills, structural openings and junctions with the existing building, by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the LPA in writing prior to the commencement of any works.
- 10 Notwithstanding the requirements of condition 9, the windows to the newbuild cottages shall be recessed into the wall and shall be timber sashes including "horns" in Victorian style.

And subject to the applicant entering into a legal agreement under section 106 within 12 months, to secure provision of 1 affordable housing unit within the site.

Report Item No: 3

APPLICATION No:	EPF/1792/09
SITE ADDRESS:	Land at Station Approach High Street Ongar Essex CM5 9BN
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Reserved matters application for 50 units comprising 36 two and three storey houses and flats and a three storey residential block for mother and baby unit providing 14 flats and associated facilities. (Amendment to reserved matters permission EPF/0122/09)
DECISION:	Refuse Permission

REASONS FOR REFUSAL

- 1 The height and design of the proposed 3 storey flat buildings and the excessive length of the combined block 19-24 and 31-34 results in a development of excessive bulk and massing and inadequate articulation and visual interest such that these elements of the scheme will have an adverse impact on the character and visual amenity of the area contrary to policies CP2, CP3, CP7 and DB1 of the adopted Local Plan and Alterations.
- 2 The proposed layout of the scheme provides inadequate space for meaningful landscaping and amenity space for the flattened development, contrary to policies LL1 and DBE8 of the adopted Local Plan and Alterations.

Report Item No: 4

APPLICATION No:	EPF/1947/09
SITE ADDRESS:	30/30A Piercing Hill Theydon Bois Epping Essex CM16 7SW
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Erection of replacement sheds.
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 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.
- 3 Prior to the erection of the shed referred to as P2, details of levels on which the building would be situated shall be submitted to and approved by the Local Planning Authority showing the levels of the site prior to the development and the proposed level of the floor of the shed. The development shall be carried out in accordance with those approved details.
- 4 Within 2 calendar months of the date of this permission, the doors on the shed referred to on the approved plans as 'shed P1' shall be replaced in accordance with the detail shown on the approved plan P03-01a and shall be retained in that form thereafter.
- 5 The sheds approved shall be used only for the storage of equipment and materials relating to the use of the land as parkland.

Report Item No: 5

APPLICATION No:	EPF/1994/09
SITE ADDRESS:	Plots 3 to 6 Kings Wood Park, St. Margarets Hospital The Plain Epping Essex CM16 6TL
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Erection of four detached houses (re-design of the approved Type A house).
DECISION:	Referred to District Development Control Committee with no recommendation

Report Item No: 6

APPLICATION No:	EPF/1995/09
SITE ADDRESS:	Plots 57 to 61, 64 and 65 Kings Wood Park, St. Margarets Hospital The Plain Epping Essex CM16 6TL
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Erection of seven detached houses (re-design of the approved Type A house).
DECISION:	Referred to District Development Control Committee with no recommendation