

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee East **Date:** Wednesday, 24 March 2010

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.35 - 8.40 pm

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

Other Councillors:

Apologies: A Boyce and Ms C Edwards

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

105. 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.

106. 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.

107. ELECTION OF VICE CHAIRMAN

The Chairman requested nominations from the Sub Committee for the role of Vice Chairman.

RESOLVED:

That Councillor J Philip be elected Vice Chairman for the duration of the meeting.

108. MINUTES

RESOLVED:

That the minutes of the meeting held on 3 March 2010 be taken as read and signed by the Chairman as a correct record.

109. DECLARATIONS OF INTEREST

(a) 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 that he would stay in the meeting for the consideration of the application and voting thereon:

- EPF/0015/10 Ongar War Memorial Hospital, Fyfield Road, Ongar

(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 one of the objectors being a fellow school governor. The Councillor had determined that his interest was not prejudicial and that he would stay in the meeting for the consideration of the application and voting thereon:

- EPF/0015/10 Ongar War Memorial Hospital, Fyfield Road, Ongar

(c) 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 interests were not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/0149/10 208-212 High Street, Epping; and
- EPF/0150/10 208-212 High Street, Epping

(d) 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 the Epping Society who had made an objection to the original application concerning this site. The Councillor had determined that her interests were not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/0149/10 208-212 High Street, Epping; and
- EPF/0150/10 208-212 High Street, Epping

110. ANY OTHER BUSINESS

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

111. DEVELOPMENT CONTROL**RESOLVED:**

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

112. 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/2156/09
SITE ADDRESS:	Nine Ashes Farm Rookery Road Ongar Essex CM4
PARISH:	High Ongar
WARD:	High Ongar, Willingale and the Rodings
DESCRIPTION OF PROPOSAL:	Change of use from agricultural use to B1 and B8 use. (Revised application)
DECISION:	Deferred

This item was deferred to allow additional highway consultation.

Report Item No: 2

APPLICATION No:	EPF/0015/10
SITE ADDRESS:	Ongar War Memorial Hospital Fyfield Road Ongar Essex CM5 0AL
PARISH:	Ongar
WARD:	Shelley
DESCRIPTION OF PROPOSAL:	Demolition of existing hospital (C2) and erection of new 3 storey primary care centre with ancillary car parking, to provide modern health service facilities to local community (D1). Accommodation to include space for 2 local GP practices, consultant and treatment rooms, PCT community accommodation, dental suite, relevant support/service spaces, staff facilities including office space.
DECISION:	Granted Permission (With Conditions)

Members requested that when details of condition 18 are received, this be brought to Committee.

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 The parking area shown on the approved plan 2492/00-002 Rev F shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of staff, patients and visitors vehicles. The parking shall be provided strictly in accordance with the detail shown on the approved plan, unless otherwise agreed in writing by the Local Planning Authority.
- 4 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.

- 5 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.

- 6 No development or demolition 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.
- 7 Notwithstanding the information provided in the Flood Risk Assessment, proper to the commencement of the development hereby approved details of the maintenance and management of the proposed surface water storage tank and surface water package pumping station shall be submitted to the Local Planning Authority for approval in writing. The development shall proceed in accordance with the approved details and the drainage systems shall be maintained in accordance with the manufacturer's recommendations.
- 8 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.

- 9 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.

- 10 A methodology statement detailing the methodology for the preservation of materials from the existing building and their incorporation into the construction of the building hereby approved shall be submitted to the Local Planning Authority for approval in writing. The development shall proceed in accordance with the approved details.

- 11 Prior to the commencement of the development hereby approved, details of adequate turning and off loading facilities for delivery /construction vehicles together with an adequate parking area for those employed in developing the site and wheel washing facilities within the site shall be submitted to the Local Planning Authority for approval in writing. The agreed facilities shall be provided on site prior to the commencement of the development and shall be retained for the duration of the construction of the development.

- 12 Prior to the commencement of the development hereby approved, details of temporary road barriers to be installed around the grass verges in the vicinity of the site shall be submitted to the Local Planning Authority for approval in writing. The barriers shall be installed prior to the commencement of the development and shall be retained for the duration of the construction of the development.

- 13 No development hereby approved shall take place until measures to enable the provision of highway improvements to the local area, necessitated by this development, are secured.

- 14 Prior to the first occupation of the development hereby approved, details of bollards to be provided along Fyfield Road shall be submitted to the Local Planning Authority for approval in writing. Prior to the first occupation of the development hereby approved, the bollards shall be provided in accordance with the approved details.

- 15 Notwithstanding the detail shown on the approved drawing 2492/00-002 Rev F, further detailed design of the access arrangements and footway to include appropriate radius kerbs, clear to ground visibility splays of 90m by 4.5m by 90m, footway widening, signage and markings shall be submitted to the Local Planning Authority for approval in writing. The development shall proceed in accordance with the approved details.

- 16 Prior to the commencement of the development hereby approved, details of the location and design of secured covered storage for powered two wheelers and bicycles shall be submitted to and approved in writing with the Local Planning Authority. Prior to the first occupation of the development hereby approved, the facilities shall be provided in accordance with the approved details.
- 17 Prior to the commencement of the development hereby approved, details of a pedestrian crossing, appropriate to the speed of traffic, on Fyfield Road shall be submitted to the Local Planning Authority for approval in writing. Prior to the first occupation of the development hereby approved, the pedestrian crossing shall be provided.
- 18 Within six calendar months of the date of this planning permission a Travel Plan to include a Car Parking Management Plan shall be submitted to the Local Planning Authority for approval in writing. The car park shall be operated in accordance with the agreed details thereafter.
- 19 The vertical panels at either end of the stairwell which align with the landings within the stairwell shall be obscure glazed prior to the first use of the building and retained as such.
- 20 All aspects of the design of the building which relate to its function as a war memorial (i.e. the use of colour changing glass and large signage on the main stairs, the provision of the roll of honour, space for wreaths, reference within the building to the Drum and Monkey club, the use of the cast name panel from the original hospital building, the cataloguing of the existing remembrance boards and artifacts taken from the original building, representations of regimental badges within the building, the provision of hard landscaping to facilitate an appropriate setting for Remembrance Day Services and the potential for additional wreaths to be accommodated), shall be completed within 3 months of the first use of the building and shall be retained thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 3

APPLICATION No:	EPF/0149/10
SITE ADDRESS:	208 - 212 High Street Epping Essex CM16 4AQ
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Extension of time limit on EPF/0039/06 for the demolition of buildings and redevelopment of site to provide a mixed use development comprising A1 retail and 8 residential units.
DECISION:	Granted Permission (With Conditions and Subject to a 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 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 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 4 No development 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. This condition will only be considered to be discharged when the planning authority has received and approved an archaeological report and/or publication of all the required archaeological works.
- 5 Details of a screen to surround the first floor terrace area shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The screen shall be erected in accordance with this agreed scheme and be permanently retained thereafter.
- 6 Details of a wall to be erected to the boundary of number 2 Hemnall Street shall be submitted to and approved by the Local Planning Authority and the boundary wall shall be erected in accordance with these approved plans and permanently retained thereafter.

- 7 The rating level of noise (as defined by BS4142:1997) emitted from any air conditioning units, condenser units and other mechanical plant shall not exceed 5dB(A) above the prevailing background noise level. The measurement position and assessment shall be made according to BS4142:1997.
- 8 The servicing of the retail unit hereby approved shall not take place between the hours of 06:30 and 18:00 every day and the unit shall be serviced from the High Street entrance only and not from the rear Hemnall Street side of the premises.
- 9 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.
- 10 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.
- 11 The retail unit hereby approved shall be let as one unit and not sub-divided without the prior written consent of the Local Planning Authority.
- 12 The development shall be carried out in accordance with the amended plans received on 21/03/07 unless otherwise agreed in writing with the Local Planning Authority.
- 13 Prior to the commencement of the development, and notwithstanding the approved plans, details of a bin store shall be submitted for approval in writing by the Local Planning Authority (LPA). The bin store shall be provided in accordance with these details and be permanently retained as such thereafter, unless the Local Planning Authority gives its written consent to any variation.

And subject to the developer first entering into a legal agreement under Section 106, within 12 months, to secure the sum of £15,000 to be used by the Council towards the enhancement of the Epping Conservation Area.

Report Item No: 4

APPLICATION No:	EPF/0150/10
SITE ADDRESS:	208 - 212 High Street Epping Essex CM16 4AQ
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Extension of limit on CAC/EPF/0060/06 for conservation area consent for demolition of 208-212 High street and buildings to rear.
DECISION:	Granted Permission ((With Conditions and Subject to a 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.

And subject to the applicant entering into a legal agreement under section 106, within 12 months, to ensure that demolition does not take place until a contract has been entered into for the construction of the replacement building.