

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee East **Date:** 6 October 2010

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

Members Present: A Boyce (Chairman), A Green (Vice-Chairman), W Breare-Hall, Mrs D Collins, Ms C Edwards, P Gode, Mrs A Grigg, Ms J Hedges, D Jacobs, Mrs S Jones, Mrs M McEwen, R Morgan, J Philip, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

Other Councillors: -

Apologies: B Judd, B Rolfe and D Stallan

Officers Present: J Shingler (Principal Planning Officer), G J Woodhall (Democratic Services Officer), A Hendry (Democratic Services Officer) and Miss P Sewell (Democratic Services Assistant)

51. 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.

52. 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.

53. MINUTES

RESOLVED:

(1) That the minutes of the meeting held on 15 September 2010 be taken as read and signed by the Chairman as a correct record, subject to the following amendment:

(a) the addition of an extra condition for the consent of planning application EPF/1566/10, 40 Landview Gardens, Ongar, to remove all permitted development rights for the outbuildings.

54. 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 would remain in the meeting for the consideration of the application and voting thereon:

(i) EPF/1153/09 Rear of 103 High Street, Chipping Ongar.

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs A Grigg declared a personal interest in the following items of the agenda by virtue of being a member of North Weald Bassett Parish 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:

(i) EPF/0425/10 The Acorns, Redricks Nursery, Vicarage Lane, North Weald; and

(ii) EPF/1350/10 Northern Showground, North Weald Airfield, Merlin Way, North Weald.

(c) Pursuant to the Council's Code of Member Conduct, Councillor Mrs S Jones and J Philip declared a personal interest in the following items of the agenda, by virtue of being a member of Theydon Bois Parish Council. The Councillors had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

(i) EPF/1345/10 Oak Hill Farm, Coppice Row, Theydon Bois; and

(ii) EPF/1409/10 30/30A Piercing Hill, Theydon Bois.

(d) Pursuant to the Council's Code of Member Conduct, Councillor Mrs J H Whitehouse declared a personal interest in the following items 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 applications and voting thereon:

(i) EPF/1345/10 Oak Hill Farm, Coppice Row, Theydon Bois; and

(ii) EPF/1409/10 30/30A Piercing Hill, Theydon Bois.

(e) 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 the Council's Portfolio Holder with responsibility for North Weald Airfield. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

(i) EPF/1350/10 Northern Showground, North Weald Airfield, Merlin Way, North Weald.

(f) 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:

(i) EPF/1409/10 30/30A Piercing Hill, Theydon Bois.

(g) 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 their interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- (i) EPF/1474/10 Billie Jeans, 26 High Street, Epping; and
- (ii) EPF/1554/10 12 Ravensmere, Epping.

55. ANY OTHER URGENT BUSINESS

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

56. DEVELOPMENT CONTROL

RESOLVED:

(1) That the planning applications numbered 1 – 7 be determined as set out in the schedule attached to these minutes.

57. DELEGATED DECISIONS

The Sub-Committee noted that schedules of planning applications determined by the Director 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/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:	Grant Permission (subject to legal agreement)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=500692

Members agreed to grant subject to conditions and subject to the developer entering into a legal agreement within 6 months from the date of this committee to secure one of the proposed dwellings as affordable housing.

Members also advised that during this six month period, a full independent financial viability appraisal be carried out at the expense of the applicant and the results brought back to this 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. 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.

Report Item No: 2

APPLICATION No:	EPF/0425/10
SITE ADDRESS:	The Acorns Redricks Nursery Vicarage Lane North Weald Epping Essex CM16 6AL
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Replacement shed for mushroom growing.
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=516028

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 structure hereby approved shall be used solely in connection with or ancillary to horticulture, agriculture and forestry uses. Should the building no longer be required in connection with any such activity named above for a sustained period or in the foreseeable future than it shall be removed in full within 6 months and the land reinstated and landscaped unless otherwise agreed in writing by the Local Planning Authority.
4. All mushroom packing and storage of mushroom growing equipment shall take place within the approved building alongside the growing of mushrooms.

Report Item No: 3

APPLICATION No:	EPF/1345/10
SITE ADDRESS:	Oak Hill Farm Coppice Row Theydon Bois Epping Essex CM16 7DR
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Demolition of an existing dwelling house and its associated outbuildings and replacement with a new two storey dwelling, with rooms in the roof and basement level. Change of use of land from agriculture to residential curtilage. (Revised application EPF/0539/08)
DECISION:	Grant Permission (subject to s106 agreement)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=519464

The planning officer brought to the attention of the Committee letters from the Parish Council and the Rural Preservation Society withdrawing their objections.

Members agreed to grant subject to conditions and subject to the developer first entering into a legal agreement to ensure that the previous approval EPF/0539/08 cannot be implemented.

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 development shall be carried out in accordance with the amended plans received on 24 September 2010 unless otherwise agreed in writing with the Local Planning Authority.
3. No demolition or conversion works 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
4. Before the commencement of the development, or of any works on site, all existing buildings on the site shall be demolished and existing hardsurfaced areas shall be broken and all resulting debris removed from the site.
5. 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.

6. 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.
7. Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the garage(s) hereby approved shall be retained so that it is capable of allowing the parking of cars together with any ancillary storage in connection with the residential use of the site, and shall at no time be converted into a room or used for any other purpose.
8. 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, B, C, E and F and Part 2, Class A and B, shall be undertaken without the prior written permission of the Local Planning Authority.
9. No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) have been submitted to and approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle artefacts and structures, including signs and lighting and functional services above and below ground. Details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers / densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant 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.
10. Prior to the commencement of the development, details of the proposed surface materials for the driveway. 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.
11. 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.

12. Prior to commencement of development, details of levels shall be submitted to and approved by the Local Planning Authority showing the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
13. All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
14. No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The Arboricultural Method Statement shall include a tree protection plan to show the areas designated for the protection of trees, shrubs and hedges, hereafter referred to as Protection Zones. Unless otherwise agreed, the Protection Zones will be fenced, in accordance with the British Standard Trees in Relation to Construction-Recommendations (BS.5837:2005) and no access will be permitted for any development operation.

The Arboricultural Method Statement shall include all other relevant details, such as changes of level, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences. It shall also include the control of potentially harmful operations, such as burning, the storage, handling and mixing of materials, and the movement of people or machinery across the site, where these are within 10m of any designated Protection Zone.

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.

15. Details of foul and surface water disposal shall be submitted to and approved by the local planning authority before any work commences, and the development shall be implemented in accordance with such agreed details.
16. Prior to the commencement of works a full reptile mitigation strategy shall be submitted to and agreed in writing by the Local Planning Authority and an ecological enhancement as laid down in the Windrush Ecology Extended Phase 1 Habitat and Bat Survey report (June 2010) will be incorporated into a revised landscaping plan.

Report Item No: 4

APPLICATION No:	EPF/1350/10
SITE ADDRESS:	North Weald Airfield Northern Showground Merlin Way North Weald Essex CM16
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Erection of a marquee for private and corporate Christmas parties for use from 15th November to 31st December. (Parties taking place between 26th November and 21st December 7pm and 12.30am.)
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=519469

The Planning Officer brought letter from White Friars, Vicarage Lane to the attention of Members.

CONDITIONS

1. The marquee shall accommodate no live music at any time whatsoever. Any amplified sound shall be restricted by a noise limiter. Details of the noise limiter, position of speaker equipment and direction of noise equipment shall be submitted to and approved in writing by the Local Planning Authority prior to each annual first event in the marquee and before 26th November. Any amplified sound shall be restricted by the agreed equipment and details thereafter unless otherwise agreed in writing by the Local Planning Authority.
2. The marquee hereby permitted shall not be erected before 15th November and shall be dismantled and removed in its entirety by 31st December annually. Functions, events or meetings may not take place within the marquee outside of the dates of 26th November to 21st December and only between the hours of 7pm and 12.30am.
3. This permission shall inure for the benefit of the applicant Mr Tim Stevens and Best Parties Ever Ltd and for no other operator.
4. This permission shall inure for a temporary period of 2 years from the date of this consent.

Report Item No: 5

APPLICATION No:	EPF/1409/10
SITE ADDRESS:	30/30A Piercing Hill Theydon Bois Epping Essex CM16 7SW
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	To use part of land (and the buildings within) for equine use for 2 ponies for personal use, and retention of stable doors to outbuilding (revised application).
DECISION:	Refuse Permission

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=519659

REASON FOR REFUSAL

1. Contrary to the requirements of policy GB8A of the adopted Local Plan and Alterations, the Council is not satisfied that the building was not completed with a view to securing a use other than that for which it was ostensibly carried out. Additionally, given the size of the parkland area the building is within, it is likely that loss of this building from its authorised storage use will result in either open storage of maintenance equipment or a need for an additional storage building which would be harmful to openness, contrary to the intentions of policy GB2A of the Adopted Local Plan and Alterations.

Report Item No: 6

APPLICATION No:	EPF/1474/10
SITE ADDRESS:	Billie Jeans 26 High Street Epping Essex CM16 4AE
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Illuminated sign at front of building. (Retrospective application)
DECISION:	Refuse Permission

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=519914

REASON FOR REFUSAL

1. The sign, by reason of its size, materials and means of illumination, is out of character with this location and consequently harmful to visual amenity, contrary to policy DBE13 of the adopted Local Plan and Alterations.

Report Item No: 7

APPLICATION No:	EPF/1554/10
SITE ADDRESS:	12 Ravensmere Epping Essex CM16 4PS
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Single and two storey rear and front extension. Single storey side extension, rear balcony, revised roof with addition of 1 front and 2 rear dormer windows and alterations to elevations, including garage alterations. (Revised application EPF/0784/10)
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=520175

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. 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.

4. Prior to first occupation of the extensions hereby approved the proposed window openings in the southern flank wall shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.

5. The landscaping on the boundary with number 11 shall be permanently retained and maintained unless otherwise approved in writing by the Local Planning Authority.

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