

## **EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Planning Subcommittee East    **Date:** 1 August 2012

**Place:** Council Chamber, Civic Offices, High Street, Epping    **Time:** 7.30 - 10.25 pm

**Members Present:** A Boyce (Chairman), Mrs S Jones (Vice-Chairman), K Avey, Mrs H Brady, W Breare-Hall, T Church, P Gode, Mrs A Grigg, D Jacobs, P Keska, Mrs M McEwen, R Morgan, B Rolfe, D Stallan, G Waller, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

**Other Councillors:** -

**Apologies:** J Philip

**Officers Present:** G Courtney (Planning Officer), D Duffin (Planning Officer), S G Hill (Senior Democratic Services Officer) and G J Woodhall (Democratic Services Officer)

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### **18. 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.

### **19. 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.

### **20. MINUTES**

**Resolved:**

(1) That the minutes of the meeting held on 4 July 2012 be taken as read and signed by the Chairman as a correct record.

### **21. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillors W Breare-Hall and D Jacobs declared a personal interest in the following item of the agenda by virtue of being a patron of the premises. The Councillors had determined that their interest was not pecuniary and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0165/12 Ashlyns Organic Farm Shop, Epping Road, North Weald.

(b) 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 being a patron of and acquainted with the Manager of the premises. The Councillor had determined that his interest was not pecuniary and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0165/12 Ashlyns Organic Farm Shop, Epping Road, North Weald.

(c) Pursuant to the Council's Code of Member Conduct, Councillor H Brady declared a personal interest in the following items of the agenda. The Councillor had determined that her interest was pecuniary and would leave the meeting for the consideration of the applications and voting thereon:

- EPF/0208/12 Searles Hall Farm, Mount Road, Theydon Garnon; and
- EPF/0210/12 Searles Hall Farm, Mount Road, Theydon Garnon.

(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 being acquainted with both the Applicant and Objector. The Councillor had determined that his interest was pecuniary and would leave the meeting for the consideration of the application and voting thereon:

- EPF/0832/12 14 Harrison Drive, North Weald.

(e) 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 pecuniary and would leave the meeting for the consideration of the applications and voting thereon:

- EPF/0846/12 Bury Farm Cottages, Bury Lane, Epping; and
- EPF/0856/12 Cold Hall Farm, Kiln Road, Stanford Rivers.

(f) Pursuant to the Council's Code of Member Conduct, Councillor H Brady declared a personal interest in the following item of the agenda, by virtue of being the Chairman of the Essex Bridleways Association. The Councillor had determined that her interest was not pecuniary and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0856/12 Cold Hall Farm, Kiln Road, Stanford Rivers.

(g) 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 being acquainted with the Objector. The Councillor had determined that his interest was not pecuniary and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0856/12 Cold Hall Farm, Kiln Road, Stanford Rivers.

(h) Pursuant to the Council's Code of Member Conduct, Councillors M McEwen and R Morgan declared a personal interest in the following items of the agenda, by virtue of being acquainted with the Applicant. The Councillors had determined that their interest was not pecuniary and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/0864/12 New House Farm, Little Laver Road, Moreton; and
- EPF/2517/11 New House Farm, Little Laver Road, Moreton.

## 22. ANY OTHER BUSINESS

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

**23. DEVELOPMENT CONTROL**

**Resolved:**

(1) That the planning applications numbered 1 – 13 be determined as set out in the schedule attached to these minutes.

**24. 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

<b>APPLICATION No:</b>	EPF/0165/12
<b>SITE ADDRESS:</b>	Ashlyns Organic Farm Shop Epping Road North Weald Epping Essex CM16 6RZ
<b>PARISH:</b>	Moreton, Bobbingworth and the Lavers
<b>WARD:</b>	Moreton and Fyfield
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use from agricultural site to mixed usage of agricultural land and farm and wildlife park including fishing lake, play barn and farm trail.
<b>DECISION:</b>	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=534666](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=534666)

### CONDITIONS

1. Within 3 months of the date of this approval full scale drawings of landscaping in connection with the car parking areas including a timescale for implementation shall be submitted to the Local Planning Authority for approval in writing. The landscaping shall then be completed in accordance with the approved scheme and thereafter maintained.
2. There shall be no use of the lake for fishing outside the hours of 06:00 and 18:00 on any day unless otherwise agreed in writing by the Local Planning Authority.
3. With the exception of the fishing use, the uses hereby approved shall be open to visitors only between the hours of 09.00 and 18.00.
4. Notwithstanding the rights set out within the General Permitted Development Order no further works including buildings, hard surfaces, play equipment, signage, external lighting, external storage, (including storage containers, portable buildings and field shelters) shall be undertaken in connection with the uses hereby permitted without the prior written consent of the Local Planning Authority.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0208/12
<b>SITE ADDRESS:</b>	Searles Hall Farm Mount Road Theydon Garnon Essex CM16 7PH
<b>PARISH:</b>	Theydon Garnon
<b>WARD:</b>	Passingford
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use to residential of a Listed barn at Searles Hall Farm.
<b>DECISION:</b>	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=534790](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=534790)

**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. No construction works above ground level shall have taken place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing, prior to the commencement of the development. 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 to E inclusive shall be undertaken without the prior written permission of the Local Planning Authority.
4. 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) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping 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 minor artefacts and structures, including signs and lighting and functional services above and below ground. The 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.

5. No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]
6. Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]
7. Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]

8. Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report (referred to in PPS23 as a Validation Report) that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
9. In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.
10. A schedule of repairs for the buildings shall be submitted to and approved by the Local Planning Authority, which shall include details of the historic finishes and fixtures to be retained, prior to the commencement of works.
11. Notwithstanding the details shown on the submitted plans, additional drawings that show details of the proposed new windows, doors, eaves, fascias, cills insulation, new finishes and gates by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted and approved by the Local Planning Authority prior to the commencement of works.
12. No conversion/demolition or preliminary groundwork's of any kind shall take place until the applicant has secured the implementation of the programme of archaeological work in accordance with written scheme of investigation which has been submitted by the application and approved by the Local Planning Authority
13. The development hereby approved shall be carried out in accordance with the Ecological Assessment prepared by 'Carter Jonas' of July 2011.



**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0210/12
<b>SITE ADDRESS:</b>	Searles Hall Farm Mount Road Theydon Garnon Essex CM16 7PH
<b>PARISH:</b>	Theydon Garnon
<b>WARD:</b>	Passingford
<b>DESCRIPTION OF PROPOSAL:</b>	Grade II listed building application for the change of use to residential of a Listed barn at Searles Hall Farm.
<b>DECISION:</b>	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=534808](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=534808)

**CONDITIONS**

1. The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.
2. No development shall take place until samples of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details. For the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.
3. A schedule of repairs for the buildings shall be submitted to and approved by the Local Planning Authority, which shall include details of the historic finishes and fixtures to be retained, prior to the commencement of works.
4. Notwithstanding the details shown on the submitted plans, additional drawings that show details of the proposed new windows, doors, eaves, fascias, cills insulation, new finishes and gates by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted and approved by the Local Planning Authority prior to the commencement of works.
5. No conversion/demolition or preliminary groundwork's of any kind shall take place until the applicant has secured the implementation of the programme of archaeological work in accordance with written scheme of investigation which has been submitted by the application and approved by the Local Planning Authority

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/0375/12
<b>SITE ADDRESS:</b>	Rothwell 28A Piercing Hill Theydon Bois Epping Essex CM16 7JW
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>DESCRIPTION OF PROPOSAL:</b>	Demolish side conservatory and replace with two storey extension, demolish kitchen and utility shed and replace with single storey extension. (Revised application)
<b>DECISION:</b>	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=535423](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=535423)

Councillors agreed to grant consent subject to an alteration to condition no. 4, which required changing due to amended plans being submitted that removed the rooflights within the eastern roof slope.

**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 development, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
3. No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan, Arboricultural Method Statement and site monitoring schedule in accordance with BS 5837:2012 (Trees in relation to design, demolition and construction - Recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
4. The proposed door opening in the east facing elevation shall be made of solid material or have obscured glass panels. No new window or door openings shall be formed in the east flank elevation of the existing dwellinghouse or single storey extension hereby approved.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/0832/12
<b>SITE ADDRESS:</b>	14 Harrison Drive North Weald Essex CM16 6JD
<b>PARISH:</b>	North Weald Bassett
<b>WARD:</b>	North Weald Bassett
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of a single dwelling adjacent to 14 Harrison Drive.
<b>DECISION:</b>	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=537157](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=537157)

**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 hereby permitted will be completed strictly in accordance with the approved drawings nos: BRD/10/076/01, BRD/10/076/02, BRD/10/076/03 Rev: A, BRD/10/076/04 Rev: B, BRD/10/076/06, OS312-11.1 Rev: A, OS312-11.2
3. Materials to be used for the external finishes of the proposed development shall match those of No. 14 Harrison Drive, unless otherwise agreed in writing by the Local Planning Authority.
4. 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) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping 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 minor artefacts and structures, including signs and lighting and functional services above and below ground. The 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.

5. No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan, Arboricultural Method Statement and site monitoring schedule in accordance with BS 5837:2012 (Trees in relation to design, demolition and construction - Recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
6. 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.
7. Prior to occupation of the dwelling hereby approved, the section of rear garden shown outlined in green on Plan Ref: BRD/10/076/06 shall be provided for use by the residents of No. 14 Harrison Drive.
8. All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 08.00 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.
9. 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, B and E shall be undertaken without the prior written permission of the Local Planning Authority.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/0729/12
<b>SITE ADDRESS:</b>	158 High Road North Weald Essex CM16 6BZ
<b>PARISH:</b>	North Weald Bassett
<b>WARD:</b>	North Weald Bassett
<b>DESCRIPTION OF PROPOSAL:</b>	Replacement of existing garage and replacement with a new two-storey residential two bed annex.
<b>DECISION:</b>	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=536781](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=536781)

Despite the Officer's recommendation to approve planning permission, Councillors were concerned with regards to the overall scale and bulk of this development. The history of the site was also raised and considered, in particular the previous applications for an additional dwelling that were refused within the front garden of the site. It was subsequently considered that this development would have a harmful impact on the neighbours visually amenities and that it would adversely affect the setting of the Grade II listed dwelling. As such the application was refused for the following reasons:

**REASONS FOR REFUSAL**

1. The proposed development, due to its bulk, scale and proximity to the boundary, would be unduly detrimental to the amenities of neighbouring residents, contrary to the guidance contained within the National Planning Policy Framework and policies DBE2 and DBE9 of the adopted Local Plan and Alterations.
2. The proposed development, due to its bulk and scale, would adversely affect the setting of the Grade II listed building, contrary to guidance contained within the National Planning Policy Framework and policy HC12 of the adopted Local Plan and Alterations.

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/0846/12
<b>SITE ADDRESS:</b>	Bury Farm Cottages Bury Lane Epping Essex CM16 5JA
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of two existing houses, single garage and outbuildings. Closure of existing access. Construction of 2 detached four bedroom houses, 2 detached double garages, new internal access road and hardstanding with associated landscaping. (Renewal of EPF/1078/09)
<b>DECISION:</b>	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=537218](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=537218)

**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. No construction works above ground level shall have taken place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing, prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
3. No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]

4. Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]
5. Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]
6. Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
7. In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.

8. 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) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping 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 minor artefacts and structures, including signs and lighting and functional services above and below ground. The 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.
9. No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan, Arboricultural Method Statement and site monitoring schedule in accordance with BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
10. Prior to the first occupation of the dwellings hereby permitted, the existing access from Bury Lane shall be closed off and landscaped in accordance with details approved under conditions 8 and 9 and not be re-opened or used again without prior approval from the Highway Authority.
11. Prior to the commencement of development the applicant shall provide details of proposed surface water drainage details to be submitted to and approved in writing by the Local Planning Authority.
12. 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 garages hereby approved shall be retained so that they are 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.
13. 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, E and F (extensions, outbuildings and hard surfacing) shall be undertaken without the prior written permission of the Local Planning Authority.
14. 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 in writing by the Local Planning Authority.



**Report Item No: 8**

<b>APPLICATION No:</b>	EPF/0856/12
<b>SITE ADDRESS:</b>	Cold Hall Farm Kiln Road Stanford Rivers Essex CM16 6AD
<b>PARISH:</b>	Stanford Rivers
<b>WARD:</b>	Passingford
<b>DESCRIPTION OF PROPOSAL:</b>	Retrospective application for the change of use from barn to Car Body Repairs shop.
<b>DECISION:</b>	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=537237](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=537237)

Despite officer's recommendation to grant consent Members were of the opinion that the proposed development would be located in an unsustainable location and as such was inappropriate development at this site. Furthermore the proposed change of use would have a detrimental impact on the rural nature of the immediate area changing its character. There was also concern expressed that the development would lead to an excessive increase in vehicles visiting the site on what was an unsuitable road network for such an increase. Members also expressed reservations with regards to potential impact on users of the bridleway network which passes close to the site. The application was subsequently refused for the following reasons:

**REASONS FOR REFUSAL**

1. The proposed development by reason of its isolated location within the boundaries of the Metropolitan Green Belt would have a detrimental impact on the character and appearance of the rural landscape eroding its character and appearance contrary to Policies GB7A, LL1 and LL2 of the adopted Local Plan and Alterations and guidance contained within the National Planning Policy Framework (NPPF).
2. The proposed development by reason of its isolated location would be an unsustainable form of land use which would result in an increased dependence on the private car in order to access the development contrary to policies CP1, CP2, CP3 and ST1 of the adopted Local Plan and Alterations and guidance contained within the National Planning Policy Framework (NPPF).
3. The proposed development would result in the intensification in the use of the site resulting in an increase in vehicle movements along country lanes which are unsuitable for such intensification contrary to policy ST4 of the adopted Local Plan and Alterations.

**Report Item No: 9**

<b>APPLICATION No:</b>	EPF/0864/12
<b>SITE ADDRESS:</b>	New House Farm Little Laver Road Moreton Ongar Essex CM5 0JE
<b>PARISH:</b>	Moreton, Bobbingworth and the Lavers
<b>WARD:</b>	Moreton and Fyfield
<b>DESCRIPTION OF PROPOSAL:</b>	Retrospective application for the change of use of redundant agricultural buildings for commercial activities including brewery, carpentry workshops and commercial storage facilities.
<b>DECISION:</b>	Deferred

**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=537281](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=537281)

Members deferred this item to allow a site visit to take place.

**CONDITIONS**

1. The operating hours and any deliveries associated with the uses hereby approved shall not take place outside the following hours:- 09.00 - 18.00 hours Monday to Saturday and 09.00 - 13.00 on Sundays and Bank Holidays.
2. No external storage shall take place in connection with the uses hereby approved unless otherwise agreed by the Local Planning Authority.
3. The rating levels of noise emitted from the units hereby approved shall not exceed the existing background level by more than 5dB between the permitted hours of operation. The noise levels shall be determined at the nearest residential premises and measurements shall be taken in accordance with BS4142:1997.
4. The uses hereby approved shall be contained within the buildings outlined in red on the submitted location plan and there shall be no further conversions of buildings at the site to non agricultural commercial activities.
5. The premises referred to on the approved location plan as Units 1B, 2A and 3A shall be for the stated B2 purposes and for no other purpose in Use Class B2 of the Schedule to the Town & Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order) and the premises referred to as Units 6, 7A and 7C shall be for B8 use only.

**Report Item No: 10**

<b>APPLICATION No:</b>	EPF/2517/11
<b>SITE ADDRESS:</b>	New House Farm Little Laver Road Moreton Ongar Essex CM5 0JE
<b>PARISH:</b>	Moreton, Bobbingworth and the Lavers
<b>WARD:</b>	Moreton and Fyfield
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of an agricultural steel portal framed purpose designed grain storage building.
<b>DECISION:</b>	Deferred

**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=533534](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=533534)

Members deferred this item to allow a site visit to take place.

**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 development, shall be as detailed on the approved plan, unless otherwise agreed in writing by the Local Planning Authority.
3. A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tool. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
4. The building hereby approved shall only be used for agricultural purposes and for no other purpose including non agricultural commercial activities.

**Report Item No: 11**

<b>APPLICATION No:</b>	EPF/0871/12
<b>SITE ADDRESS:</b>	9 Charles Street Epping Essex CM16 7AU
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey side extension and alterations to front roof above existing entrance with installation of rooflights.
<b>DECISION:</b>	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=537319](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=537319)

**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 development, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

**Report Item No: 12**

<b>APPLICATION No:</b>	EPF/0904/12
<b>SITE ADDRESS:</b>	The Orchard Queens Head Yard The Street Sheering CM22 7LN
<b>PARISH:</b>	Sheering
<b>WARD:</b>	Hastingwood, Matching and Sheering Village
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed new 3 bedroom detached, two storey house with parking and proposed new garden area.
<b>DECISION:</b>	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=537406](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=537406)

Comments received from Sheering Parish Council were verbally stated to Members. These read that there are no objections to the application.

Despite the Officer's recommendation to approve planning permission, Councillors were concerned with regards to the overall scale and bulk of this development and its potential impact on the surrounding area. The history of the site was raised and considered, in particular the previous refusals for housing on the site due to the impact on the Green Belt and the inadequate access. The recently granted Certificate of Lawful use for residential accommodation was discussed and accepted as a material consideration; however it was considered that the scale and bulk of this development would be unacceptable. Also it was raised that the access is still inadequate. The application was therefore refused for the following five reasons:

**REASONS FOR REFUSAL**

1. The proposed development, due to its bulk, scale and proximity to the boundary, would be unduly detrimental to the amenities of neighbouring residents, contrary to the guidance contained within the National Planning Policy Framework and policies DBE2 and DBE9 of the adopted Local Plan and Alterations.
2. The proposed development, due to its bulk and scale, would adversely affect the rural character and amenities of the adjacent Green Belt, contrary to policy GB7A of the adopted Local Plan and Alterations.
3. The proposed development, due to its bulk and scale, would harm the overall character and appearance of the area, contrary to the guidance contained with the National Planning Policy Framework and policy DBE1 of the adopted Local Plan and Alterations.

4. The proposed development, due to the bulk and scale in comparison to the extent of the existing residential use of the site, would constitute an overdevelopment of the site harmful to the character of the surrounding area, contrary to the guidance contained within the National Planning Policy Framework and policy CP3 of the adopted Local Plan and Alterations.
5. The applicant does not appear to control sufficient land to provide the required traffic visibility splay at the access onto The Street, and the lack of such visibility would result in an unacceptable degree of hazard to all road users to the detriment of highway safety. As such the proposed development is contrary to policy ST4 of the adopted Local Plan and Alterations.

**Report Item No: 13**

<b>APPLICATION No:</b>	EPF/0991/12
<b>SITE ADDRESS:</b>	34 Great Stony Park High Street Ongar Essex CM5 0TH
<b>PARISH:</b>	Ongar
<b>WARD:</b>	Chipping Ongar, Greensted and Marden Ash
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey rear extension and extending the existing decking area. (Revised application)
<b>DECISION:</b>	Deferred

**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=537747](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=537747)

Members deferred this item to allow a site visit to take place.

**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. No construction works above ground level shall have taken place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing, prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
3. Notwithstanding the details shown on the submitted plans, additional drawings that show details of the proposed new window and door openings at scales between 1:20 and 1:1 as appropriate, shall be submitted and approved by the Local Planning Authority prior to the commencement of works.

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