

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

**Committee:** Area Planning Subcommittee East   **Date:** 20 March 2013

**Place:** Council Chamber, Civic Offices, High Street, Epping   **Time:** 7.30 - 9.55 pm

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

**Other Councillors:** -

**Apologies:** Mrs S Jones, P Gode and Mrs J H Whitehouse

**Officers Present:** J Shingler (Principal Planning Officer), P Seager (Chairman's Secretary) and G J Woodhall (Democratic Services Officer)

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### **77. 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.

### **78. 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.

### **79. APOLOGIES FOR ABSENCE**

The Vice-Chairman had tendered her apologies for the meeting, so the Chairman sought a nomination for a replacement for the meeting.

**Resolved:**

(1) That Councillor R Morgan be elected Vice-Chairman for the duration of the meeting.

### **80. MINUTES**

**Resolved:**

(1) That the minutes of the meeting held on 20 February 2013 be taken as read and signed by the Chairman as a correct record.

**81. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillor R Morgan declared a personal interest in the following items of the agenda by virtue of the applicant being a neighbouring Farmer. The Councillor had determined that his interest was not pecuniary and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/2404/12 New House Farm, Little Laver Road, Moreton;
- EPF/2405/12 New House Farm, Little Laver Road, Moreton; and
- EPF/2406/12 New House Farm, Little Laver Road, Moreton.

(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 his daughter being a pupil at St John's School until June 2013. 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/2350/12 St John's Secondary School, Bury Lane, Epping.

(c) Pursuant to the Council's Code of Member Conduct, Councillors H Brady and M McEwen 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 application and voting thereon:

- EPF/2404/12 New House Farm, Little Laver Road, Moreton;
- EPF/2405/12 New House Farm, Little Laver Road, Moreton; and
- EPF/2406/12 New House Farm, Little Laver Road, Moreton.

(d) 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 District Council ward member. 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/0049/13 Land bordered by Mount End/Road, Theydon Mount.

(e) Pursuant to the Council's Code of Member Conduct, Councillor K Avey declared a personal interest in the following item of the agenda. 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/0036/13 217 High Street, Epping.

**82. ANY OTHER BUSINESS**

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

**83. DEVELOPMENT CONTROL****Resolved:**

(1) That the planning applications numbered 1 – 12 be determined as set out in the schedule attached to these minutes.

**84. 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.

The Sub-Committee was informed that Theydon Bois Parish Council had submitted an objection to a planning application in its Parish, but the application was granted under delegated authority by Officers when it should have been submitted to the Sub-Committee for determination. The Principal Planning Officer stated that the Council was seeking legal advice regarding this particular planning decision.

**85. PROTOCOL FOR PLANNING SITE VISITS**

The Chairman informed the Sub-Committee of the proposed new protocol for Planning Site Visits, which would be considered at the next meeting of the District Development Control Committee. The Sub-Committee expressed their gratitude for the work undertaken by Members and Officers in revising the Protocol.

**CHAIRMAN**

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**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/0085/13
<b>SITE ADDRESS:</b>	42 Ladywell Prospect Sawbridgeworth Hertfordshire CM21 9PT
<b>PARISH:</b>	Sheering
<b>WARD:</b>	Lower Sheering
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/07/06 T1 - Birch - Fell
<b>DECISION:</b>	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=544872](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=544872)

**REASON FOR REFUSAL**

1. Although it is recognised that the tree is close to the house and produces pollen and other irritants, these issues are not sufficient to justify felling. The loss of such a visually important tree's existing and potential visual amenity is therefore contrary to policy LL9 of the Council's Adopted Local Plan and Alterations.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1558/09
<b>SITE ADDRESS:</b>	North Barn New Farm Drive Abridge Essex RM4 1BU
<b>PARISH:</b>	Lambourne
<b>WARD:</b>	Lambourne
<b>DESCRIPTION OF PROPOSAL:</b>	Conversion of agricultural barn to a single dwelling with associated external alterations principally to create window and door openings (Resubmitted 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=503931](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=503931)

Members deferred this application in order to carry out a site visit.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/2256/12
<b>SITE ADDRESS:</b>	The Railway Arms Station Approach Theydon Bois Epping Essex CM16 7HR
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of the Railway Arms Public House to be replaced by 4 No. 1 bed flats and 6 No. 2 bed flats with associated parking.
<b>DECISION:</b>	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/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=543541](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=543541)

**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: 745-PL-01D, 745-PL-02A and, in respect of tree removal only, drawing no DFC1375\_TPP.
3. No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such approved details.
4. There should be no obstruction above 600mm within a 2m wide parallel band visibility splay as measured from and along the nearside edge of the carriageway across the entire site frontage. Such vehicular visibility splays shall be provided before the access is first used by vehicular traffic and retained free of any obstruction at all times.
5. Prior to first occupation of the development a 1.5m x 1.5m pedestrian visibility splay, as measured from and along the highway boundary, shall be provided on both sides of the vehicular access. Such visibility splays shall be retained free of any obstruction in perpetuity. These visibility splays must not form part of the vehicular surface of the access.
6. Prior to first occupation of the development the vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall not be less than 5

metres and shall be provided with an appropriate dropped kerb vehicular crossing of the footway.

7. Prior to first occupation of the development details shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority for the permanent closure of the existing redundant vehicular access incorporating the reinstatement to full height of the kerbing and footway. The approved details shall be implemented within 3 months of the proposed new access being brought into use.
8. Prior to occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator.
9. Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.
10. No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary of the site.
11. Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway.
12. 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 tools. 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.
13. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
  - 1...the parking of vehicles of site operatives and visitors;
  - 2...loading and unloading of plant and materials;
  - 3...storage of plant and materials used in constructing the development
  - 4...the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
  - 5...measures to control the emission of dust and dirt during construction, including wheel washing; and
  - 6...a scheme for recycling/disposing of waste resulting from demolition and construction works.
14. 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.



**Subject to the completion, by 29 March 2013, of an agreement under S106 of the Town and Country Planning Act 1990 in respect of a contribution of £42,838.25 towards the provision of community facilities within the Parish of Theydon Bois and a contribution of £11,885 towards the provision of education within the District. Should the S106 agreement not be completed by the end of that day Officers are instructed to reassess the merits of the proposal and are given authority to refuse to grant planning permission under their delegated powers.**

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/2350/12
<b>SITE ADDRESS:</b>	St Johns C of E Secondary School Bury Lane Epping Essex CM16 5EN
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	Variation of conditions 24 and 25 of planning permission EPF/2295/11 (reserved matters application for demolition of school and erection of new school and residential development of 149 dwellings, including 38 affordable dwellings) to reduce the number of cycle parking spaces to be provided for the new school from a minimum of 322 to a minimum of 80 and to increase the number of permanent car parking spaces from a maximum of 44 spaces to a maximum of 76 spaces.
<b>DECISION:</b>	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=543989](http://planpub.eppingforestdc.gov.uk/Anitelm.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=543989)

**CONDITIONS**

1. The development hereby permitted will be completed strictly in accordance with the approved drawings nos:  
  

School site: DPA/201 Rev. 05, DPA/202 Rev. 05, DPA/203 Rev. 05, DPA/204 Rev. 02, DPA/301 Rev. 02, DPA/302 Rev. 01, DPA/303 Rev. 02, DPA/401 Rev. 03, DPA/402 Rev. 03, DPA/501 Rev. 01, MCA0508/02b, MCAA0508/03C, 04C, 05C, 06C

Residential Site: 1331-P001, 1331-P004, 1331-P005, 1331-P006, 1331-P007A, 1331-P009, 1331-P010, 1331-P014, 1331-P015, 1331-P016, 1331-P017C, 1331-P019, 1331-P020, 1331-P024, 1331-P025, 1331-P026, 1331-P027, 1331-P028, 1331-P029, 1331-P031, 1331-P032, 1331-P033, 1331-P034, 1331-P035, 1331-P036, 1331P101-C
2. The materials for the school development hereby approved shall be those set out in the schedule of materials drawing DPA/701 Rev. 1. Details of the types and colours of the external finishes for the approved housing development shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development of the housing, and the development shall be implemented in accordance with such approved details.

3. 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.
4. Wheel washing facilities detailed in the submitted site logistics plan and method statement shall be used during the school construction to clean all vehicles leaving the site.

Wheel washing or other cleaning facilities for vehicles leaving the site during construction works on the housing development 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.

5. The radii of the new road off Tower Road shall be the maximum possible, within the land ownership of the applicant and the details of this shall be submitted to, and agreed in writing by, the Local Planning Authority, prior to commencement of development of the residential element of the development.
6. The carriageways of the proposed estate roads shall be constructed up to and including at least road base level, prior to the commencement of the erection of any dwelling intended to take access. The carriageways and footways shall be constructed up to and including base course surfacing to ensure that each dwelling prior to occupation has a properly consolidated and surfaced carriageway and footway, between the dwelling and the existing highway. Until final surfacing is completed the footway base course shall be provided in a manner to avoid any upstands to gullies, covers, kerbs or other such obstructions within or bordering the footway. The carriageways, footways and footpaths in front of each dwelling shall be completed with final surfacing within 12 months from the occupation of such dwelling.
7. Any new planting by the vehicular access to plots 40 and 41 shall be set back outside of a sight splay of 2m x 31m.
8. Where existing trees in close proximity to the roadway are retained, details of protective measures to ensure the roadways/footpaths are constructed to an adequate standard shall be submitted to, and agreed in writing by, the Local Planning Authority. The works shall then be completed in accordance with these agreed measures.
9. Any trees proposed within the highway shall be submitted to and agreed in writing by the Local Planning Authority in consultation with the Highway Authority and sited clear of all underground services and visibility sight splays.
10. The development of the residential area and the public open space (green wedge), 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.

11. If any tree, shrub or hedge shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.
12. The approved landscaping scheme for the school site shall be implemented in accordance with the agreed details and the approved Management Plan by MCA Architects Ltd dated 26/11/2012. 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.
13. A Landscape Management Plan for each phase of development, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to occupation of each phase of the development for its permitted use. The landscape management plan shall be carried out as approved.
14. The landscape scheme shall include full details of the proposed drainage for the playing fields and an associated swale pond including levels, layout and planting proposals for the pond.
15. No development within each phase of development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. The landscape maintenance plan shall be carried out in accordance with the approved schedule.

16. Prior to any works, including works of demolition or site clearance, on any phase of development, a Tree Protection Plan and Arboricultural Method Statement in accordance with BS:5837:2005 (Trees in relation to construction) for that phase shall be submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved Tree Protection Plan and Arboricultural Method Statement unless the Local Planning Authority gives its written consent to any variation.
17. The public foot/cycle paths to link the school and residential development on the site and shown on the approved plans shall be implemented and retained in accordance with the approved scheme.
18. The garaging and parking spaces shown on the approved plans shall be provided prior to the first occupation of the development and shall be retained thereafter for the parking of residents and visitors vehicles.
19. The school hereby approved shall not be occupied until an access and car park management strategy has been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The approved strategy shall thereafter be implemented unless otherwise agreed in writing with the Local Planning Authority.
20. The school hereby approved shall not be occupied until space has been provided within the site to accommodate the parking, loading, unloading and turning of all vehicles visiting the site clear of the highway, including provision for school buses. Such space shall be adequate to allow all vehicles to enter and leave the site in forward gear. It shall be retained thereafter free of any impediment to its designated use.
21. The scheme for improving the quality of the playing fields (including ground levelling and drainage and maintenance) submitted under EPF1444/11, or any subsequent scheme agreed in writing by the Local Planning Authority in consultation with Sport England, shall be implemented in accordance with the submitted details prior to occupation of the site.
22. The school hereby permitted shall not be occupied until a scheme for the community use of the school's sports facilities (including the sports hall, hard courts, and playing fields) has been submitted to and approved by the Local Planning Authority in consultation with Sport England. The scheme as approved shall be implemented unless otherwise approved in writing by the Local Planning Authority. The approved scheme shall be reviewed at not less than 3 year intervals to include the resubmission to, and approval in writing by, the Local Planning Authority.
23. The school hereby permitted shall not be occupied until a scheme for the community use of the school buildings has been submitted to and approved by the Local Planning Authority. The scheme as approved shall be implemented unless otherwise agreed by the Local Planning Authority. The approved scheme shall be reviewed at not less than 3 year intervals to include the resubmission to, and approval by, the Local Planning Authority.
24. The school hereby permitted shall not be occupied until provision has been made for a minimum of 80 secure covered cycle spaces in accordance with a scheme previously submitted to and approved in writing by the Local Planning Authority.

25. No more than 76 permanent car parking spaces shall be provided for staff and visitors within the new school site hereby permitted. Any proposals for the dual use of hard surfaced areas to provide additional parking out of school hours or for special events shall not be implemented without the prior written approval of the Local Planning Authority.
26. Prior to the occupation of the new school hereby permitted, a school travel plan, including arrangements for its monitoring and updating, shall be submitted to, and approved in writing by, the Local Planning Authority in consultation with the Highway Authority. The approved travel plan shall be implemented in accordance with an approved programme.
27. The existing school buildings shall not be demolished until the replacement school has been substantially completed.
28. No external lighting shall be installed within the grounds of the proposed school unless a scheme for its provision has first been submitted to and approved in writing by the Local Planning Authority.
29. Highway works in connection with this development shall be carried out in accordance with the details set out in the Legal Agreement under section 278, dated 18 July 2011 or any subsequent variation.
30. No part of the residential or school developments shall commence until details of on site drainage works to serve that part of the development have been submitted to, and approved in writing by, the Local Planning Authority in consultation with the sewerage undertaker. No works which result in the discharge of foul or surface water from the site shall be commenced until the onsite drainage works referred to above have been completed.
31. The existing pond and associated planting shall be protected during the course of the construction works from damage arising from the works. The landscaping scheme shall include plans and specifications for the protection measures (which shall include measures intended to retain existing water levels in the pond during and after the works) and a programme of implementation and monitoring of the pond protection measures.
32. All rear facing first and second floor windows in Apartment blocks A7 Plot numbers 2-6, 21-25 and 26-30 shall be obscured glazed and fixed shut to a height of 1.7 metres above internal floor height and thereafter retained as such.

**And subject to the completion within 1 month of the date of any resolution to grant permission, of a deed of variation to the existing Unilateral and legal agreements under section 106 in relation to EPF/1603/11 and EPF/2295/11 to ensure that they apply to the new consent.**

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/2370/12
<b>SITE ADDRESS:</b>	National House 121 High Street Epping Essex CM16 4BD
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	Roof alterations and change of use from B1 to C3 for the rear portion of the building to provide 6 flats with the front portion of the building remaining in B1 use.
<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=544042](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=544042)

**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: 1207/01 Rev: PL1, 1207/02 Rev: PL1, 1207/03 Rev: PL1, 1207/04 Rev: PL3, 1207/05 Rev: PL3, 1207/05 Rev: PL3, 1207/08 Rev: PL1 (Existing Floor Plans), 1207/08 Rev: PL1 (Existing Site Plan), 1207/09 Rev: PL1
3. The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building, or as otherwise stated within the submitted application, unless otherwise agreed in writing by the Local Planning Authority.
4. 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, staff and visitors vehicles.

*This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(g))*

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/2404/12
<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>	Change of use of units 2a, 3a and 7C1 to Class B2 use and alterations to previously approved lean to extensions (EPF/0359/08) to facilitate change of use
<b>DECISION:</b>	Referred to District Development Control Committee

**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=544170](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=544170)

Members voted to grant permission subject to the alteration to condition 1 to further restrict the hours of operation to the hours as below. However 4 members of the Committee then stood to exercise their right to require the application to be referred to the District Development Control Committee for determination.

The application is therefore referred to DDCC with a recommendation from the Sub Committee to grant consent with the conditions set out below.

**CONDITIONS**

1. The operating hours and any deliveries associated with the uses hereby approved shall not take place outside the following hours:- 09.00 - 17.00 hours Monday to Friday and 09.00 - 13.00 on Saturdays
2. No external storage or working outside shall take place at any time 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 on the submitted plan No 1198/1B and there shall be no further conversions of buildings at the site to non agricultural commercial activities, other than those approved by this application or application EPF/2405/12, including "building 5" currently in use for ancillary agricultural storage.



5. The premises referred to on the approved plan No 1198/1B as Units 2A, 3A and 7C1 shall be for the following stated B2 purposes, 2A Pitfield Brewery, 3A Joinery Workshop, 7C1 Vehicle Restoration, 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).
6. Within four months of the date of this decision, details of equipment to suppress and disperse fumes and odours emitting from unit 3A shall be submitted to the Local Planning Authority for approval. The equipment shall be installed within three months as agreed. The equipment shall be effectively operated and maintained for as long as the use continues.
7. 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 8, Class A shall be undertaken without the prior written permission of the Local Planning Authority.

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/2405/12
<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>	Change of use of units 3B, 3C, 7A and 7C2 to a purpose within class B8 and alterations to lean to extensions (EPF/0359/08) and cattle yard building (EPF/0024/05) to facilitate the change of use.
<b>DECISION:</b>	Refer to District Development Control Committee

**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=544171](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=544171)

Members voted to change condition 1 to reduce the hours of use to match those agreed for the previous application (EPF/2404/12).

The initial motion on the Officer's recommendation to grant permission was lost. A motion to refuse the application (with reasons) was tied, at which point 4 members of the Sub Committee stood before the Chairman could exercise his casting vote, and as a result it was agreed that the application be referred to District Development Control Committee with no recommendation.

**Report Item No: 8**

<b>APPLICATION No:</b>	EPF/2406/12
<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>	Proposed grain storage building.
<b>DECISION:</b>	Refer to District Development Control Committee

**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=544172](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=544172)

Members did not discuss this proposal and voted to refer the application to District Development Control Committee with no recommendation.

**Report Item No: 9**

<b>APPLICATION No:</b>	EPF/2465/12
<b>SITE ADDRESS:</b>	Willow House The Street Sheering Essex CM22 7LR
<b>PARISH:</b>	Sheering
<b>WARD:</b>	Hastingwood, Matching and Sheering Village
<b>DESCRIPTION OF PROPOSAL:</b>	Redevelopment of the northern part of the site creating two detached dwellings with a new vehicular and pedestrian access from The Street via a vehicular bridge.
<b>DECISION:</b>	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=544444](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=544444)

Members were advised that the independent assessment of required financial contribution towards affordable housing had concluded that £207,777 was required and that the applicant had agreed to pay this figure via a legal agreement should the application be approved. However the application was refused.

**REASON FOR REFUSAL**

1. The application site is located within the Metropolitan Green Belt and the erection of two dwellings constitutes inappropriate development. There are no very special circumstances that clearly outweigh this harm and as such the development is contrary to the guidance contained within the National Planning Policy Framework and policy GB2A of the adopted Local Plan and Alterations.

**Report Item No: 10**

<b>APPLICATION No:</b>	EPF/0036/13
<b>SITE ADDRESS:</b>	217 High Street Epping Essex CM16 4BL
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	Retention of front window shutter and box
<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=544675](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=544675)

Members took the view that given the current economic state, the need to encourage and support small business in the High Street and the specific current issues with regard to this particular site with regard to crime and vandalism in this location in close proximity to a nightclub, the application could be supported, but that as it was not a form of development that would normally be considered acceptable in the Conservation Area only a temporary consent for a period of 5 years should be granted so that the need for the development could be reassessed at that time.

**CONDITIONS**

1. This consent shall inure for a temporary period of 5 years after which the shutter and shutter box shall be removed and the shopfront made good.

**Report Item No: 11**

<b>APPLICATION No:</b>	EPF/0049/13
<b>SITE ADDRESS:</b>	Land Bordered by Mount End/Mount Road Theydon Mount Epping Essex CM16 7PL
<b>PARISH:</b>	Theydon Mount
<b>WARD:</b>	Passingford
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use of land for horsekeeping and the erection of 4 wooden stables and associated storage on a concrete slab base.
<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=544751](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=544751)

**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 following approved drawings:
  - OS Map referenced 2011\_2058512;
  - Elevations and floor plan on Chart Timber Buildings drawings dated 16.10.12; and
  - Block Plan of Proposed Stable Layout dated 30/11/12.
3. No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such approved details.
4. The stable block hereby approved shall not be used for any business or commercial purpose, including use as a livery.
5. Prior to first use of the development, a vehicular turning facility, of a design to be approved in writing by the Local Planning Authority, shall be constructed, surfaced and maintained free from obstruction within the site at all times for that sole purpose.
6. No unbound material shall be used in the surface treatment of the vehicular access within 6.0 metres of the highway boundary.

7. Prior to commencement of the development, details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.

**Report Item No: 12**

<b>APPLICATION No:</b>	EPF/0297/13
<b>SITE ADDRESS:</b>	Nine Ashes Farm Rookery Road High Ongar Ingatstone Essex CM4 0LD
<b>PARISH:</b>	High Ongar
<b>WARD:</b>	High Ongar, Willingale and the Rodings
<b>DESCRIPTION OF PROPOSAL:</b>	Minor material amendment to development approved under planning permission EPF/2543/11 (Change of use from Agricultural to use for residential purposes (Use Class C3a) and for the construction of 8 semi detached three bedroom houses. Demolition of existing redundant buildings on the site. (Revised application) To include details of approved non-material alterations (EPF/1738/12 and EPF/0127/13) and correction of ownership certificate
<b>DECISION:</b>	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=545791](http://planpub.eppingforestdc.gov.uk/Anitelm.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=545791)

**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. The development hereby permitted will be completed strictly in accordance with the approved drawings nos: ETW 01 rev.B; ETW 03 rev.B; ETW 04 rev.E; ETW 10 rev.J; and ETW 20 rev.E
4. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no side extensions generally permitted by virtue of Part 1, Class A shall be undertaken without the prior written permission of the Local Planning Authority.
5. No development shall take place until details of foul and surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.



6. 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 in writing 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]

7. 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]

8. 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]

9. 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.
10. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
  1. the parking of vehicles of site operatives and visitors;
  2. loading and unloading of plant and materials;
  3. storage of plant and materials used in constructing the development;
  4. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
  5. measures to control the emission of dust and dirt during construction, including wheel washing; and
  6. a scheme for recycling/disposing of waste resulting from demolition and construction works.
11. 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 an 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.
12. Prior to occupation of the proposed development, the Developer shall submit and have approval in writing from the Local Planning Authority a Travel information and Marketing Scheme for sustainable transport. The developer shall be responsible thereafter for the provision and implementation of the scheme in accordance with the approved details.
13. The proposed development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, including any parking spaces for the mobility impaired, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

**Subject to the completion, by 5 August 2013, of a legal agreement under S106 of the Town and Country Planning Act 1990 in respect a financial contribution of £21,000 towards the provision of affordable housing within the District and a financial contribution of £4,000 towards off-site highway works. Should the legal agreement NOT be completed by 5 August 2013 Delegated Authority is given to the Director of Planning and Economic Development to refuse planning permission.**

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