

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee West **Date:** 10 October 2012

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 8.00 pm

Members Present: Mrs P Smith (Chairman), Mrs R Gadsby, Ms H Kane, Mrs J Lea, A Mitchell MBE, Mrs M Sartin, Ms G Shiell, Ms S Stavrou, Mrs E Webster and J Wyatt

Other Councillors:

Apologies: Ms Y Knight and R Bassett

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

38. WEBCASTING INTRODUCTION

The Chairman made a short address to remind all present that the meeting would be broadcast on the Internet, and that the Council had adopted a protocol for the webcasting of its meetings. The Sub-Committee noted the Council's Protocol for Webcasting of Council and Other Meetings.

39. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements agreed by the Council, to enable persons to address the Sub-Committee in relation to the determination of applications for planning permission.

40. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 12 September 2012 be taken as read and signed by the Chairman as a correct record.

41. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor Ms S Stavrou declared a non pecuniary interest in the following item of the agenda by virtue of having made use of solar panels in the past. The Councillor advised that she would remain in the meeting for the consideration of the item and voting thereon:

- EPF/1188/12 Elm Cottage, Epping Road, Epping Upland, Epping CM16 6PH

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs P Smith declared a non pecuniary interest in the following item of the agenda by virtue of knowing the applicants. The Councillor advised that she would remain in the meeting for the consideration of the item and voting thereon:

- EPF/1188/12 Elm Cottage, Epping Road, Epping Upland, Epping CM16 6PH

42. ANY OTHER BUSINESS

It was reported that there was no urgent business for consideration at the meeting.

43. DEVELOPMENT CONTROL

The Sub-Committee considered a schedule of applications for planning permission.

RESOLVED:

That, Planning applications numbered 1 – 2 be determined as set out in the annex to these minutes.

44. DELEGATED DECISIONS

The Sub-Committee noted that details of planning applications determined by the Head of Planning Economic Development under delegated authority since the last meeting had been circulated to all members and were available for inspection at the Civic Offices.

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/1188/12
SITE ADDRESS:	Elm Cottage Epping Road Epping Upland, Epping, CM16 6PH
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	Retention of existing solar panels.
DECISION:	Granted 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=538493

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: P4512
- 2 The solar panels hereby approved shall not be used as a separate solar farm and shall only be used in connection to the dwellinghouse and equestrian site known as Elm Cottage, Epping Road, Epping Upland.
- 3 Once the development ceases being used or functional as operational solar panels all structures and works shall be removed from the site together with any associated materials, and the land restored to its former use as undeveloped grassland.

Report Item No: 2

APPLICATION No:	EPF/1278/12
SITE ADDRESS:	26 Old Nazeing Road Nazeing Essex EN10 6RW
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Demolition of the existing bungalow and the construction of a pair of semi-detached houses.
DECISION:	Granted 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=539038

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: 1502/01-05 submitted as part of application EPF/1278/12.
- 3 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.
- 4 The proposed window openings in the eastern flank elevation at first and second floor level shall be fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 5 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.

- 6 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.
- 7 The proposed development shall follow the findings of the submitted Flood Risk Assessment by EAS and dated 19/01/12 and the finished floor levels of the development hereby approved shall be set no lower than 24.90m Above Ordnance Datum (AOD) as detailed in the submitted Flood Risk Assessment by EAS at Section 3, Page 4.
- 8 There shall be no obstruction above ground level within a 2 metre wide parallel band visibility splay as measured from and along the nearside edge of the carriageway across the entire site frontage. Such vehicular visibility splay shall be provided before the vehicular accesses are first used by vehicular traffic and retained free of any obstruction at all times.
- 9 Prior to first occupation of the development the vehicular accesses shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the accesses at the junction with the highway shall not be less than 3 metres, shall be retained at that width for 6metres within the site and shall be provided with an appropriate dropped kerb vehicular crossing of the highway verge.
- 10 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Class A and B shall be undertaken without the prior written permission of the Local Planning Authority.
- 11 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed and maintained in working order throughout the course of the development. The equipment will be used to clean the wheels of vehicles leaving the site.
- 12 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.
- 13 No development shall take place until details of the proposed surface materials for the parking areas/terrace have been submitted to and approved in writing by the Local Planning Authority. The agreed surfacing shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property. The agreed surface treatment shall be completed prior to the first occupation of the development or within 1 year of the substantial completion of the development hereby approved, whichever occurs first.

