

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

**Committee:** Area Planning Subcommittee East   **Date:** 9 April 2014

**Place:** Council Chamber, Civic Offices, High Street, Epping   **Time:** 7.30 - 9.12 pm

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

**Other Councillors:**

**Apologies:** Mrs S Jones and K Avey

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

### **96. 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.

### **97. 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.

### **98. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 12 March 2014 be taken as read and signed by the Chairman as a correct record.

### **99. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillor J Philip declared a personal non pecuniary interest in the following item of the agenda by virtue of the being present at the meeting of the Theydon Bois Parish Council where the planning applications had been discussed. He had played no part in the discussion or decision and therefore determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2610/13 Theydon Bois Lawn Tennis Club, Sidney Road, Theydon Bois.
- b) Pursuant to the Council's Code of Member Conduct, Councillors J H Whitehouse and J M Whitehouse declared a personal non-pecuniary interest in the following item of the agenda by virtue of being members of the Epping Society. The Councillors had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:
  - EPF/0025/14 47 Bower Hill, Epping

**100. ANY OTHER BUSINESS**

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

**101. DEVELOPMENT CONTROL**

**RESOLVED:**

That the planning applications numbered 1 – 5 be determined as set out in the schedule attached to these minutes.

**102. DELEGATED DECISIONS**

The Sub-Committee noted that schedules of planning applications determined by the Head of Planning and Economic Development under delegated authority since the last meeting had been circulated and could be inspected at the Civic Offices.

**CHAIRMAN**

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/2610/13
<b>SITE ADDRESS:</b>	Theydon Bois Lawn Tennis Club Sidney Road Theydon Bois Essex CM16 7DT
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>DESCRIPTION OF PROPOSAL:</b>	Installation of lights to Court 3 incorporating a total of 4 Columns and 4 Lamps - lights to be used 3 nights a week till 9.30pm.
<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=557770](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=557770)

<b>APPLICATION No:</b>	EPF/2611/13
<b>SITE ADDRESS:</b>	Theydon Bois Lawn Tennis Club Sidney Road Theydon Bois Essex CM16 7DT
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>DESCRIPTION OF PROPOSAL:</b>	Installation of lights to Courts 3 and 4 incorporating a total of 8 Columns and 8 Lamps - lights to be used 3 nights a week till 9.30pm. (Revised application to EPF/1075/13)
<b>DECISION:</b>	Application withdrawn by applicant prior to meeting

**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=557771](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=557771)

**REASONS FOR REFUSAL**

- 1 Due to their height and proximity to adjoining houses, the lighting columns would cause light pollution that would significantly detract from the amenity and outlook of nearby residents. The proposal is therefore contrary to policies CP2, GB2A, GB7A, and DBE2 of the adopted Local Plan and Alterations, and contrary to the National Planning Policy Framework. In addition the lighting columns will be visually intrusive in an area that is otherwise dark, contrary to the Theydon Bois Village Design Statement Dark Skies Policy.

- 2 The floodlights will facilitate more use of the club on winter evenings. However, the club car park is inadequate to cater for increased use in the evenings, including dropping off and picking up of young tennis players. Given that the site lies at the end of a residential cul-de-sac with few on street parking spaces, increased use will give rise to on street parking difficulties, and cars reversing and manoeuvring at the end of the cul-de-sac. The proposal would therefore create a road safety hazard, and also cause noise and disturbance to residents, contrary to policies ST4, ST6, and DBE2 of the adopted Local Plan and Alterations, and contrary to the National Planning Policy Framework.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/2693/13
<b>SITE ADDRESS:</b>	191 Hoe Lane Lambourne End Essex RM4 1NP
<b>PARISH:</b>	Lambourne
<b>WARD:</b>	Lambourne
<b>DESCRIPTION OF PROPOSAL:</b>	Agricultural barn building.
<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=558130](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=558130)

Members deferred this item for a site visit and details of curtilage.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0025/14
<b>SITE ADDRESS:</b>	47 Bower Hill Epping Essex CM16 7AN
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>DESCRIPTION OF PROPOSAL:</b>	A proposed enlarged first floor extension with a new hipped roof to include 2x front dormers and 2x rear dormers, small single storey ground floor side extension to the existing kitchen. (Revised application to EPF/1040/13)
<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=558476](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=558476)

**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: 4**

<b>APPLICATION No:</b>	EPF/0177/14
<b>SITE ADDRESS:</b>	Land at Berners Hall Farm Ongar Road Beauchamp Roding Nr Fyfield Essex CM5 0PN
<b>PARISH:</b>	The Rodings - Abbess, Beauchamp and Berners
<b>WARD:</b>	High Ongar, Willingale and the Rodings
<b>DESCRIPTION OF PROPOSAL:</b>	Formation of fishing lake and stock ponds with associated landscaping and construction of small ancillary building with parking for 12 cars.
<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=559210](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=559210)

The Officer reported one additional letter of objection from 2 The Bungalows, Berners Roding.

**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 Site Location Plan and drawings nos: 3222/1, 3222/2, EW-300-D, EW-301-D, SK02 Rev: D, SK05 Rev: F
- 3 No construction works on the approved ancillary building shall take 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. The development shall be implemented in accordance with such approved details.
- 4 All recommendations and mitigation strategies outlined in the Ecological Report by Tim Moya Associates Ref: 220612-ED-01, the Bat Tree Assessment, Habitat Suitability Index Assessment for Fisheries Pond 1, Habitat Suitability Index Assessment for Fisheries Pond 2, and Reptile Avoidance Mitigation Strategy by Naturally Wild shall be undertaken and adhered to.
- 5 The development shall be carried out in accordance with the approved Flood Risk Assessment "Level 1, Flood Risk Assessment, May 2013, Saker Estate, Final 2" and the associated plans.
- 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 No development, including site clearance, shall take place until a scheme of soft landscaping and a statement of the methods, including a timetable, for its Implementation (linked to the development schedule), have been submitted to the Local Planning Authority and approved in writing. The landscape scheme shall be carried out in accordance with the approved details and the agreed timetable. 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 in writing.
- 8 No 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.
- 9 The development shall take place in accordance with the cut and fill volumes and re-profiling details shown on EW-300-D, EW-301-D and SK02 Rev:D, unless otherwise approved in writing by the Local Planning Authority.
- 10 No development shall take place until details of the proposed surface materials for the access road and car park area 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.
- 11 The parking area shown on the approved plan shall be provided prior to the first use of the development and shall be retained free of obstruction for the parking of customers, staff and visitors vehicles.
- 12 No development shall take place 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. Access to the site for construction traffic, site operatives and visitors (which must be only from the east.)
  3. Loading and unloading of plant and materials
  4. Storage of plant and materials used in constructing the development
  5. Wheel and underbody washing facilities.
- 13 The public's rights and ease of passage over public footpath no's. 27, 29, 50 and 74 Abbess Beauchamp & Berners Roding shall be maintained free and unobstructed at all times.



- 14 There shall be no vehicle access to the site for customers or visitors from the West (School Lane).
- 15 The site and facilities shall only be used for the purposes of angling and there shall be no external lighting or amplified music at any time.
- 16 There shall be no temporary buildings, structures or marquees placed or erected at the site at any time.
- 17 Prior to commencement of development, details of the means by which visitor and construction vehicular traffic will be prevented from accessing the site, shall be submitted to the Local Planning Authority and agreed in writing. The agreed details shall be implemented in full prior to commencement of works on site and shall be maintained thereafter.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/0195/14
<b>SITE ADDRESS:</b>	Alderwood (to the rear of Alderwood Barns) New Farm Drive Lambourne Romford Essex
<b>PARISH:</b>	Lambourne
<b>WARD:</b>	Lambourne
<b>DESCRIPTION OF PROPOSAL:</b>	Replacement of two existing barn buildings with a new dwelling. (Revised application)
<b>RECOMMENDED 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=559312](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=559312)

**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 take 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. The development shall be implemented in accordance with such approved details.
- 3 The garden curtilage of the dwelling hereby approved shall be restricted to the red line area shown on the approved plan number AK/10/01.
- 4 Before any works commence on site details of the removal of hard surface areas, and of rubble, waste, containers, and other foreign materials, in the wider area around the proposed dwelling, shall be submitted to and approved by the local planning authority, and these details shall include how the cleared areas will be landscaped. Once approved these details shall be implemented in full before the dwelling hereby approved is first occupied.
- 5 The development hereby permitted will be completed strictly in accordance with 5 approved drawings numbered AK/10/P/01 to /05, plus a 1/1250 site location plan.
- 6 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 Classes A, B, C, and E of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.