

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee East **Date:** Wednesday, 11 May 2022

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.00 - 8.25 pm

Members Present: Councillors P Keska (Chairman), H Brady (Vice-Chairman), R Balcombe, N Bedford, L Burrows, I Hadley, C McCredie, J McIvor, R Morgan, J Philip, B Rolfe, B Vaz, C Whitbread, J H Whitehouse and J M Whitehouse

Members Present (Virtually): Councillors

Other Councillors: Councillors

Other Councillors (Virtual): Councillors

Apologies: P Bolton, P Stalker and H Whitbread

Officers Present: A Hendry (Democratic Services Officer), R Moreton (Corporate Communications Officer) and J Rogers (Principal Planning Officer)

Officers Present (Virtually): L Kirman (Democratic Services Officer), A Marx (Development Manager Service Manager (Planning)) and C Ahmet (Planning Officer)

118. 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.

119. 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.

It was noted that items 11 and 12 (EPF/0766/20 (21 Forest Drive, Theydon Boise) and EPF/2907/21 (32 the Orchards, Epping)) on the agenda had been withdrawn and that item 13 (EPF/3231/21) would be considered first.

120. DECLARATIONS OF INTEREST

- a) Pursuant to the Council's Code of Member Conduct, Councillor J Philip declared a non-pecuniary interest in the following item of the agenda by virtue of being a licenced minister in training. The Councillor had determined that he

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

- EPF/0040/18 – Parish Church of St Mary & All Saints, Church Lane, Lambourne.
- b) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a non-pecuniary interest in the following item of the agenda by virtue of his company having acted on behalf of one of the applicants . The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:
- EPF/3231/21 – Tilegate Farm, Tilegate Road, High Laver, Ongar
- c) Pursuant to the Council's Code of Member Conduct, Councillor J McIvor declared a non-pecuniary interest in the following item of the agenda by virtue of this being an application in his ward as a County Councillor. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:
- EPF/0040/18 – Parish Church of St Mary & All Saints, Church Lane, Lambourne

121. MINUTES

RESOLVED:

That the minutes of the Sub-Committee held on 6th April 2022 be taken as read and signed by the Chairman as a correct record.

122. ANY OTHER BUSINESS

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

123. EPPING FOREST DISTRICT COUNCIL PLANNING POLICY BRIEFING NOTE (OCTOBER 2021)

It was noted that the Epping Forest District Local Plan Submission Version Planning Policy Briefing note was available at:

http://www.efdclocalplan.org/wpcontent/uploads/2018/03/Planning-Policy-Briefing-Note_Mar-2018.pdf

124. SITE VISITS

There were no formal site visits requested by the Sub-Committee.

125. PLANNING APPLICATION - EPF/3231/21 TILEGATE FARM, TILEGATE ROAD, HIGH LAVER, ONGAR CM5 0EA

APPLICATION No:	EPF/3231/21
SITE ADDRESS:	Tilegate Farm Tilegate Road High Laver

	Ongar CM5 0EA
PARISH:	Moreton, Bobbingworth and the Lavers
WARD:	Moreton and Fyfield
DESCRIPTION OF PROPOSAL:	Application for Variation of Condition 2 for EPF/1052/17. (Demolition of existing industrial and storage workshops and equestrian buildings and replacement with three residential units plus annex and outbuilding together with reconfiguring of access road and landscaping).
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=661062

CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of permission EPF/1052/17 dated 01.06.2017.
- 2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans:
 - (02)003 F - Proposed Site Plan
 - (02)020 A - Proposed Main House Floor Plans
 - (02)024 A - Proposed Main House Elevations
 - (02)030 # - Proposed Garages and Tractor Store
 - (02)031 # - Proposed Garage and Tractor Store Elevations
 - (02)040 # - Proposed Annexe, Ground First and Roof Plans
 - (02)041 # - Proposed Annex Elevations
- 3 No construction works above ground level relating to the 'main house' 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 The flood risk assessment and management and maintenance plan measures approved under application EPF/0307/19, approved 29.05.19 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.
- 5 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site.

Should any discoloured or odorous soils be encountered during development works for the 'main house' / the remaining unbuilt elements,

or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the Local Planning Authority contacted and a scheme to investigate the risks and / or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the Local Planning Authority prior to the recommencement of development works.

Following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.

- 6 The development hereby approved shall be implemented in accordance with the foul and surface water disposal details approved under application EPF/0307/19, approved 29.05.19.
- 7 Development shall take place in accordance with details approved under application EPF/0307/19, approved 29.05.19 relating to wheel washing or other cleaning facilities for vehicles leaving the site during construction works. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 8 Hard and soft landscaping shall be carried out in accordance with details approved under application EPF/0307/19, approved 29.05.19.

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 Screen walls, fences or such similar structures shall be erected in accordance with details approved under application EPF/0307/19, approved 29.05.19 and thereafter maintained in the agreed positions before the first occupation of any of the dwellings hereby approved.

126. PLANNING APPLICATION - EPF/0040/18 PARISH CHURCH OF ST MARY & ALL SAINTS, CHURCH LANE, LAMBOURNE RM4 1AH

APPLICATION No:	EPF/0040/18
SITE ADDRESS:	Parish Church of St Mary & All Saints Church Lane Lambourne Essex RM4 1AH
PARISH:	Lambourne
WARD:	Lambourne

DESCRIPTION OF PROPOSAL:	The proposal is to build a new Church and Community Centre on a site adjacent to the Church grounds to provide space for activity rooms, event spaces, Church ancillary facilities and rooms for prayer and reflection. A new path to be carefully routed through the existing graveyard is proposed to link the new Church Centre to the Church and will be the subject of a separate Faculty application. Landscaping works and parking are provided within the proposed site.
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=604213

CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans: P100, P101, P102, P110, P111, P112, P120, P121, P122, P123. P200B, P210B, P202B, P210B, P211B, P212B, P220B, P221B, P222B, P223B. P300B, P301B, P310B, and Location Plan.
- 3 No preliminary ground works shall take place until a written scheme and programme of archaeological investigation has been submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out strictly in accordance with the approved scheme and programme.
- 4 Prior to preliminary ground works taking place, details of foul and surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details, and shall be provided on site prior to the first occupation and shall be retained for the lifetime of the development.
- 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.
- 6 Samples of the types and details of colours of all the external finishes shall be submitted for approval in writing by the Local Planning Authority prior to the commencement of the development, and the development shall be implemented in accordance with such approved detail.

- 7 Additional drawings that show details of proposed new [windows, doors, rooflights, eaves, verges, fascias, cills, structural openings and junctions with the existing building - add/delete as appropriate], by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the LPA in writing prior to the commencement of any works.
- 8 Prior to commencement of development, details of screen walls, fences or other means of enclosure shall be agreed in writing by the Local Planning Authority, and shall be erected and thereafter maintained in the agreed positions before the first occupation of any of the dwellings hereby approved.
- 9 Prior to any above ground works, full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) shall be submitted to and approved in writing by the Local Planning Authority. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of the building or completion of the development, whichever is the sooner. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; 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.
- 10 Prior to first occupation of the development, a scheme to enhance the ecological value of the site shall be submitted to and agreed in writing by the Local Planning Authority. The ecological value shall be quantified using the Biodiversity Impact Assessment Calculator (BIAC) where appropriate. The scheme shall be implemented in full prior to the occupation of the development hereby approved.
- 11 No services shall be installed within the root protection area of any retained tree / hedge unless the Local Planning Authority gives its prior written approval by way of an appropriate planning application.
- 12 If any tree, shrub or hedge shown to be retained in the submitted Arboricultural reports is removed, uprooted or destroyed, dies, or becomes severely damaged or diseased during development activities or 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. 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.

- 13 The proposed new roof lights shall be of the conservation type and shall be installed so that it is not any higher than the surrounding roof tiles.
- 14 All new rainwater goods and soil and vent pipes shall be of black painted metal.
- 15 No deliveries, external running of plant and equipment or demolition and construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours of 07:30 to 18:00 on Monday to Friday and 08:00 to 13:00 on Saturday and not at all on Sundays, Public or Bank Holidays.
- 16 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed and utilised to clean vehicles immediately before leaving the site. Any mud or other material deposited on nearby roads as a result of the development shall be removed.
- 17 All material excavated from the below ground works hereby approved shall be removed from the site.
- 18 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site. Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the local planning authority contacted and a scheme to investigate the risks and/or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the local planning authority prior to the recommencement of development works. In such instances, following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.
- 19 Prior to first occupation of the development hereby approved, 1 Electric Vehicle Charging Point shall be installed and retained thereafter for users of the site.
- 20 No increase in hard surfaces areas shown on drawing number P201B shall take place without prior consent from the Local Planning Authority through an appropriate planning application.
- 21 The building hereby permitted shall only be used for purposes directly ancillary to services and events within the adjacent church and shall not be used for any other purposes.
- 22 No amplified sound shall be used within the building so as to be audible from any location outside of the red line area of the application site as identified on the approved site location plan.

- 23 Other than use in connection with religious services in the adjacent church at Christmas and Easter, the building hereby permitted shall not be used after 10.30pm on any day of the week.

127. PLANNING APPLICATION - EPF/2579/19 SPENCERS FARM, OAK HILL ROAD, STAPLEFORD ABBOTTS, ROMFORD RM4 1JH

APPLICATION No:	EPF/2579/19
SITE ADDRESS:	Spencers Farm Oak Hill Road Stapleford Abbots Romford Essex RM4 1JH
PARISH:	Stapleford Abbots
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Erection of x6 no. new dwellings, parking and associated landscaping. ** SAC CASE HELD IN ABEYANCE NOW PROGRESSING**
DECISION:	Grant Permission (Subject to Legal Agreement)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=629733

CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans:
 - 2632.1 (Site and Block Plans)
 - 2632.2A (House Design/Floor Plans)
 - 2632.3A (House Design Elevations)
 - 2632.4 (Existing & Proposed Site Plans)
 - 2632.5 (Existing & Proposed Site Plans)
 - 2632.6(Existing & Proposed Facing Views)
 - 2632.7 (Site Location Plan)
 - OS- 1892-19.2 (Hard Landscape Plan)
 - OS-1860-19.2-1 (Hard Landscape Plan)
 - OS-1892 -19.2-1 (Tree Protection Plan)

OS-1892-19.3 (Soft Landscape Plan)
557/P/001 REV.A (Refuse Strategy)

- 3 Prior to any above ground works, details of levels shall have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 4 Prior to any above ground works, documentary and photographic details of the type and colours of the external finishes of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 5 Prior to first occupation of the building/extension hereby permitted the window(s) in the flank elevation(s) at first floor level and above, shall have been fitted with obscure glass with a minimum privacy level 3 obscurity, and no part of that/those window[s] that is less than 1.7 metres above the internal floor level of the room in which it is installed shall be capable of being opened. Once installed the obscure glass shall be retained thereafter.
- 6 Prior to first occupation of the development, measures shall be incorporated within the development to ensure a water efficiency standard of 110 litres (or less) per person per day.
- 7 No deliveries, external running of plant and equipment or demolition and construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours of 07:30 to 18:00 on Monday to Friday and 08:00 to 13:00 on Saturday and not at all on Sundays, Public or Bank Holidays.
- 8 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed and utilised to clean vehicles immediately before leaving the site. Any mud or other material deposited on nearby roads as a result of the development shall be removed.
- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any other order revoking and re-enacting that order) no development permitted by virtue of Class A, B and E of Part 1 to schedule 2 shall be undertaken, without the prior written agreement of the Local Planning Authority.
- 10 Notwithstanding the hard and soft landscaping details shown on Open Spaces drawing numbers OS1860-19.2-1 dated 31st July 2019 ; OS1892-19.2 and OS1892-19.3 both dated 13th August 2019 and the accompanying planting schedule, the applicant shall submit further details of enhanced planting along the perimeter of the housing development for the written agreement of the Local Planning Authority. 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.

Plan Submission Version 2017.

- 11 The tree protection, methodology for construction adjacent to trees and Arb site supervision shall be undertaken in accordance with the submitted Tree Survey/ Arboricultural Method Statement unless the Local Planning Authority gives its prior written approval to any alterations. Tree protection shall be implemented as shown on Open Spaces Tree Protection Plan drawing OS1892-19.2-1 and OS1892-19.2-2 both dated 14th August 2019.
- 12 Prior to any above groundworks, details and location of the parking spaces (including garages) equipped with active and/or passive Electric Vehicle Charging Point(s) shall have been submitted to and approved in writing with the Local Planning Authority (LPA). The installation of EVCP shall be completed in accordance with the approved details and made operational prior to first occupation. The details shall include:
- Location of active and passive charging infrastructure;
 - Specification of charging equipment; and
 - Operation/management strategy. The council will expect that a management plan for the charging points is set out clearly. This will address:
 - a) Which parking bays will have active and/or passive charging provision, including disabled parking bays;
 - b) How charging point usage will be charged amongst users;
 - c) The process and the triggers for identifying when additional passive charging points will become activated; and
 - d) Electricity supply availability. The electricity supply should be already confirmed by the Network Provider so that the supply does not need to be upgraded at a later date.
- 13 Following completion of the 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.
- 14 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 Phase 2 report, work shall be suspended and additional measures for its remediation shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures and a verification report for all the remediation works shall be submitted to the local planning authority within 21 days of the report being completed and approved in writing by the local planning authority.
- 15 Prior to any above groundworks, a strategy to facilitate super-fast broadband for future occupants of the site shall have been submitted to and approved in writing by the Local Planning Authority (LPA). The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway, unless evidence is put forward and agreed in writing by the LPA that technological advances for the provision of a broadband service for the

majority of potential customers will no longer necessitate below ground infrastructure. The development of the site shall be carried out in accordance with the approved strategy.

- 16 The development shall be carried out in accordance with the SuDS Statement supplied by EAS, dated 06th September 2019 and drainage strategy submitted with the application unless otherwise agreed in writing with the Local Planning Authority.
- 17 An external lighting plan shall be submitted to and agreed in writing by the Local Planning Authority prior to first occupation. Any external lighting shall be installed in accordance with such agreed details.
- 18 Prior to the first occupation of the development the passing bays, as shown on drawing no.2632.4, shall be fully implemented and shall be retained in perpetuity for their intended purpose.

128. PLANNING APPLICATION - EPF/0766/20 21 FOREST DRIVE, THEYDON BOIS, EPPING CM16 7HA

Report Item No:

APPLICATION No:	EPF/0766/20
SITE ADDRESS:	21 Forest Drive Theydon Bois Epping CM16 7HA
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Part retrospective application for creation of one bed flat and associated parking (Revised application to EPF/0066/20)** SAC CASE HELD IN ABEYANCE NOW PROGRESSING**
DECISION:	WITHDRAWN FROM AGENDA

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=635623

WITHDRAWN FROM AGENDA

129. PLANNING APPLICATION - EPF/2907/21 32 THE ORCHARDS, EPPING CM16 7BB

Report Item No:

APPLICATION No:	EPF/2907/21
SITE ADDRESS:	32 The Orchards Epping CM16 7BB
PARISH:	Epping
WARD:	Epping Hemnal
DESCRIPTION OF PROPOSAL:	Proposed conversion of the existing loft space into habitable accommodation with two side facing dormer windows with pitched roofs to south facing elevation and one side facing dormer window with obscured glazing to north facing elevation. The rear gable facing the garden and open fields is to be fitted with glazing with doors and Juliet balcony. This proposal makes efficient use of the existing loft space and is similar to many other similar loft conversions in the locality. This particular loft can be converted under permitted development rights that the dwelling enjoys and can be fully functioning. However, the applicant is applying under the householder application procedure as the overall roof extension compared to the original is just in excess of the 50 cubic metres allowable.
DECISION:	WITHDRAWN FROM AGENDA

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=659502

WITHDRAWN FROM AGENDA

CHAIRMAN