

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

**Committee:** Area Planning Subcommittee East   **Date:** 20 August 2008

**Place:** Council Chamber, Civic Offices, High Street, Epping   **Time:** 7.30 - 10.05 pm

**Members Present:** A Green (Chairman), G Pritchard (Vice-Chairman), A Boyce, M Colling, Mrs D Collins, R Frankel, Mrs A Grigg, Mrs H Harding, Ms J Hedges, D Jacobs, Mrs M McEwen, R Morgan, J Philip, B Rolfe, D Stallan, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

**Other Councillors:** None

**Apologies:** P Gode

**Officers Present:** P Pledger (Assistant Head of Housing Services (Property and Resources)), N Richardson (Principal Planning Officer), J Shingler (Senior Planning Officer), G J Woodhall (Democratic Services Officer) and A Hendry (Democratic Services Officer)

### **36. 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.

### **37. WELCOME AND INTRODUCTION**

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

### **38. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 30 July 2008 be taken as read and signed by the Chairman as a correct record.

### **39. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillor Mrs M McEwen declared a personal interest in the following items of the agenda by virtue of being acquainted with the speaker for Ongar Town Council. The Councillor had determined that her interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- (i) EPF/1070/08 – 40 Landview Gardens, Ongar; and

- (ii) EPF/1145/08 – Land at Station Approach, High Street, Ongar.

(b) Pursuant to the Council's Code of Member Conduct, Councillor G Pritchard declared a personal interest in the following item of the agenda by virtue of the nature of his occupation. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- (i) EPF/1145/08 – Land at Station Approach, High Street, Ongar.

(c) 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 being the Council's Housing Portfolio Holder. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- (i) EPF/1145/08 – Land at Station Approach, High Street, Ongar.

(d) Pursuant to the Council's Code of Member Conduct, Councillor J M Whitehouse declared a personal interest in the following item of the agenda, by virtue of being vaguely acquainted with the Applicant's Agent. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- (i) EPF/1145/08 – Land at Station Approach, High Street, Ongar.

(e) Pursuant to the Council's Code of Member Conduct, Councillor Mrs H Harding declared a personal interest in the following items of the agenda, by virtue of being vaguely acquainted with the applicant. The Councillor had determined that her interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- (i) EPF/1016/08 – The Mill House, Queen Street, Fyfield; and
- (ii) EPF/1017/08 – The Mill House, Queen Street, Fyfield.

(f) Pursuant to the Council's Code of Member Conduct, Councillor J Philip declared a personal interest in the following items of the agenda, by virtue of being a member of Theydon Bois Parish Council. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- (i) 9 Theydon Park Road, Theydon Bois; and
- (ii) Theydon Croft, Theydon Road, Theydon Bois.

(g) Pursuant to the Council's Code of Member Conduct, Councillor Mrs J H Whitehouse declared a personal interest in the following item of the agenda, by virtue of being a member of the Epping Society. The Councillor had determined that her interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- (i) Land adj 24 Bower Vale, Epping.

(h) Pursuant to the Council's Code of Member Conduct, Councillor J M Whitehouse declared a personal interest in the following item of the agenda, by virtue

of being a member of the Epping Society. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- (i) Land adj 24 Bower Vale, Epping.

(i) Pursuant to the Council's Code of Member Conduct, Councillor Mrs J Hedges declared a personal interest in the following items of the agenda, by virtue of being a member of Epping Town Council. The Councillor had determined that her interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- (i) Land adj 24 Bower Vale, Epping;

- (ii) 11 Sunnyside Road, Epping.

(j) Pursuant to the Council's Code of Member Conduct, Councillors Mrs A Grigg and D Stallan declared a personal interest in the following item of the agenda, by virtue of being a member of North Weald Bassett Parish Council and North Weald Bassett and District Rural Preservation 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:

- (i) North Weald Golf Club, Rayley Lane, North Weald.

**40. ANY OTHER BUSINESS**

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

**41. DEVELOPMENT CONTROL**

**RESOLVED:**

That the planning applications numbered 1 – 10 be determined as set out in the schedule attached to these minutes.

**42. DELEGATED DECISIONS**

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

**CHAIRMAN**

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# Minute Item 41

## Report Item No: 1

<b>APPLICATION No:</b>	EPF/0810/08
<b>SITE ADDRESS:</b>	Builders Yard Rear of Mill House Sheering Mill Lane Sheering Harlow Essex
<b>PARISH:</b>	Sheering
<b>WARD:</b>	Lower Sheering
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/17/94 G1,G2, A1,T2 and TPO/EPF/13/84 T6,T7,T13: Crown pruning as specified.
<b>DECISION:</b>	Granted Permission (With Conditions)

## CONDITIONS

- 1 The work authorised by this consent shall be carried out under the direct supervision of the Local Planning Authority, who shall receive in writing, 5 working days notice of such works.
- 2 The crown reduction authorised by this consent shall consist of the following.  
TPO/17/94: G1: T2, Horse chestnut, Repollard to clear wires.  
T3, Horse chestnut; Pollard to 2m.  
T4 Ash, Reduce lateral crown by up to 2m.  
T5. Horse chestnut. Thin and Reduce spreading crown by up to 2.5m  
G2. T6. Plum x 6. Reduce height to 5m.  
TPO/13/84.A1. T10.Yew hedge. Reduce in height to 6m and reduce lateral spread by up to 1.5m from kerb line.
- 3 The crown lifting authorised by this consent shall extend to the whole or partial removal of branches necessary to give the following clearance above ground level and to give statutory clearance to public highways:  
TPO/17/94: T4 Ash, Crown lift to 6m.  
T5. Horse chestnut. Crown lift to 6m.  
TPO/13/84. T7. Horse chestnut. Crown lift to 5m and deadwood.  
T8. Crown lift to 5m and deadwood.  
T11. Horse chestnut. Crown lift to 5m and deadwood.
- 4 All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998 (1989) (or with any similar replacement Standard).
- 5 The works hereby authorised shall not be undertaken after a period of three years from the date of this consent has expired.
- 6 The works hereby authorised shall be undertaken only within the periods indicated  
31st July to 30th September 30th.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1070/08
<b>SITE ADDRESS:</b>	40 Landview Gardens Ongar Essex CM5 9EQ
<b>PARISH:</b>	Ongar
<b>WARD:</b>	Chipping Ongar, Greensted and Marden Ash
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey front and two storey rear extension. ( Revised application)
<b>DECISION:</b>	Granted Permission (With Conditions)

**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 extension, shall match those of the existing building.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the development hereby permitted without the prior written approval of the Local Planning Authority.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1145/08
<b>SITE ADDRESS:</b>	Land at Station Approach High Street Ongar Essex CM5 9BN
<b>PARISH:</b>	Ongar
<b>WARD:</b>	Chipping Ongar, Greensted and Marden Ash
<b>DESCRIPTION OF PROPOSAL:</b>	Reserved matters application for 52 units comprising 39 two and three storey houses and flats and a three storey residential block for mother and baby unit providing 13 flats and associated facilities.
<b>DECISION:</b>	Granted Permission (With Conditions)

**CONDITIONS**

- 1 Before the occupation or use of any phase or part of the development, whichever is the soonest, a Landscape Management Plan (LMP) shall be submitted to and approved by the LPA.

The LMP shall contain a statement of the long-term aims and objectives covering all elements of the implementation of the agreed landscape scheme and full details of all management and establishment operations over a five-year period, unless otherwise agreed in writing by the LPA. It shall also include details of the relevant management, and supervisory responsibilities.

The LMP shall also include provision for a review to be undertaken before the end of the five year period. A revised LMP shall be submitted for the agreement of the LPA before five years has expired. The revised details shall make similar provisions for the long term maintenance and management of the landscape scheme. The revised scheme shall also make provision for revision and updating.

The provisions of the LMP, and subsequent revisions shall be adhered to and any variation shall have been agreed beforehand in writing by the LPA. No trees, shrubs, hedges or other plants shall be removed for the duration of the Landscape Management Scheme or its revisions, without the prior written approval of the LPA. Any trees, shrubs, hedges or other plants being so removed shall be replaced in the first available planting season by an equivalent replacement or replacements to the satisfaction of the LPA. Management of the landscape scheme in accordance with the LMP or their agreed revisions shall not cease before the duration of the use of the development unless agreed in writing by the LPA.

- 2 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. Development shall be carried out in accordance with the

approved schedule.

- 3 Notwithstanding the proposed layout as shown on approved drawing no. 630-PL-01E, details of the parking space opposite Plot No. 36 shall be submitted and agreed in writing by the Local Planning Authority, before work commences on site.
- 4 Notwithstanding the details shown on the approved plans, details of refuse facilities, including provision for recycling and wheelie-bins, shall be submitted and agreed in writing by the Local Planning Authority before work commences on site.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/1016/08
<b>SITE ADDRESS:</b>	The Mill House Queen Street Fyfield Ongar Essex CM5 0RZ
<b>PARISH:</b>	Fyfield
<b>WARD:</b>	Moreton and Fyfield
<b>DESCRIPTION OF PROPOSAL:</b>	Removal of domestic garage and brick extension abutting grade II listed building, and erection of first floor extension to adjacent dwelling house with external and internal alterations.
<b>DECISION:</b>	Granted Permission (With Conditions)

**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 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Additional drawings at a scale of 1:50 that show the details of new windows, doors, eaves, verges and cills shall be submitted to and approved by the Local Planning Authority.



**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/1017/08
<b>SITE ADDRESS:</b>	The Mill House Queen Street Fyfield Ongar Essex CM5 0RZ
<b>PARISH:</b>	Fyfield
<b>WARD:</b>	Moreton and Fyfield
<b>DESCRIPTION OF PROPOSAL:</b>	Grade II listed building application for the removal of domestic garage and brick extension abutting grade II listed building.
<b>DECISION:</b>	Granted Permission (With Conditions)

**CONDITIONS**

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/1222/08
<b>SITE ADDRESS:</b>	9 Theydon Park Road Theydon Bois Epping Essex CM16 7LN
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey side extension.
<b>DECISION:</b>	Granted Permission (With Conditions)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/1319/08
<b>SITE ADDRESS:</b>	Theydon Croft Theydon Road Theydon Bois Epping Essex CM16 4EF
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Broadley Common, Epping Upland and Nazeing  Theydon Bois
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing single storey extension and erection of part two and part single storey side and rear extension with part attic. (Revised application)
<b>DECISION:</b>	Deferred to District Development Committee

Referred to District Development Committee with a recommendation for approval subject to conditions controlling obscure glazing of flank windows, no further addition of side windows and ensuring matching materials.

Members considered there were very special circumstances to justify this extension in the Metropolitan Green Belt.

**Report Item No: 8**

<b>APPLICATION No:</b>	EPF/1300/08
<b>SITE ADDRESS:</b>	adj, 24 Bower Vale Epping Essex CM16 7AS
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>DESCRIPTION OF PROPOSAL:</b>	Outline application for a two bedroom detached house. (Revised application)
<b>DECISION:</b>	Refused permission

**REASONS FOR REFUSAL**

- 1 The proposal would represent inappropriate development because it would be harmful to the appearance of the street scene, contrary to Policies CP2 and DBE1 of the Council's Adopted Local Plan and Alterations.
- 2 The proposal provides no off-street parking and vehicles associated with the development would exacerbate existing harm to highway safety, contrary to policies ST4 and ST6 of the Adopted Local Plan and Alterations.

**Report Item No: 9**

<b>APPLICATION No:</b>	EPF/1167/08
<b>SITE ADDRESS:</b>	11 Sunnyside Road Epping Essex CM16 4JP
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of replacement dwelling and residential development to rear to create a total of 4 no. dwellings. (Revised application)
<b>DECISION:</b>	Refused permission

**REASON FOR REFUSAL**

- 1 The proposal, due to the scale and massing of the proposed houses and their proximity to the boundaries of adjacent properties, would have an overbearing visual impact resulting in a loss of residential amenity to neighbouring residents contrary to policy DBE2 and DBE9 of the Adopted Local Plan and Alterations.

**Report Item No: 10**

<b>APPLICATION No:</b>	EPF/0958/08
<b>SITE ADDRESS:</b>	North Weald Golf Club, Rayley Lane North Weald Essex CM16 6AR
<b>PARISH:</b>	North Weald Bassett
<b>WARD:</b>	North Weald Bassett
<b>DESCRIPTION OF PROPOSAL:</b>	Third and final phase of Golf Course remodelling to include importation of 45.000 cubic metres of sub-soil over a three month period.
<b>DECISION:</b>	Granted Permission (Subject to S106)

**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 Prior to commencement of development, details of phasing of the development shall be submitted to and agreed in writing by the Local Planning Authority. The development shall then be carried out in accordance with the agreed phasing. No phase shall be commenced until the previous phase is completed.
- 3 Prior to the commencement of each phase an existing and proposed contour plan for that phase together with an as built contour plan for the last completed phase shall be submitted to the Local Planning Authority for approval. The plans shall indicate contours at 0.5m intervals.
- 4 No phase shall be commenced until the Council gives written approval to the drawings submitted pursuant to condition 5 and agrees in writing the previously completed phase was carried out in accordance with the approved proposed 0.5m contour plan for that phase.
- 5 The development shall not be commenced until details of the following have been submitted to and agreed in writing by the Local Planning Authority:
  - 1) The location and function of any processing areas, associated plant and buildings.
  - 2) Where waste materials are proposed to be imported, details of the proposed methods to check for toxicity and arrangements for notifying the Local Planning Authority of the result of checks for toxicity.
  - 3) A method statement of soil handling, to include separation of topsoil and sub soil, the location and total heights of temporary mounds, depth of replacement topsoil and sub soil.
  - 4) Details of the proposed method to suppress dust from the site throughout the period of implementation works.
  - 5) Details of methodology for preventing surface water on the site draining on to

adjoining land.

6) Measures to protect the safe use of rights of way on the land during and after implementation works.

The development shall be carried out in accordance with the approved details unless the Local Planning Authority gives written consent to any variation.

- 6 No implementation works shall be carried out outside the following times: 7am to 5pm Monday to Friday, and not at all on Saturdays, Sundays, or Public/Bank Holidays.
- 7 There shall be no movements of heavy goods vehicles or tipper lorries within the site or to and from it outside the following times: 7am to 5pm Monday to Friday, and not at all on Saturdays, Sundays or Public/Bank Holidays.
- 8 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with the details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities shall be installed prior to the commencement of any building works on site and shall be used to clean vehicles leaving the site.
- 9 No building or land raising shall take place in those areas adjacent to the 9th hole and the existing reservoir lying below 64.46m AOD.
- 10 No building or land raising shall take place in those areas adjacent to the 7th hole lying below 63.15m AOD.
- 11 A buffer zone 8m wide, measured from the bank top alongside the Cripsey Brook and the North Weald Stream and 5m along any ditch or drain for the full extent of the site shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.
- 12 A buffer zone of 5m wide, measured from the bank top, around the ponds along the eastern boundary of the development site shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.
- 13 No development shall take place, including site clearance or other preparatory work, until all details relevant to the implementation of hard and soft landscape works and tree planting, hereafter called the Landscape Method Statement, have been submitted to the LPA, and the development shall not commence until the Landscape Method Statement has been approved by the LPA in writing. All landscape works shall be undertaken in accordance with the approved details, unless the LPA has given its prior written consent to any variation.

The Landscape Method Statement shall include as appropriate, protection of the planting areas, where appropriate by fencing, during construction; preparation of the whole planting environment, particularly to provide adequate drainage; and the provision which is to be made for weed control, plant handling and protection, watering, mulching, and the staking, tying and protection of trees. The Landscape Method Statement shall also normally include provision for maintenance for the period of establishment, including weeding, watering and formative pruning, and the removal of stakes and ties. Provision shall be made for replacement of any plant, including replacements, that are removed, are uprooted, or which die or fail to thrive, for a period of five years from their planting, in the first available season and at the

same place, with an equivalent plant, unless the LPA has given its prior written consent to any variation.

All hard and soft landscape works shall be completed prior to the occupation or use of any part of the development, unless the LPA has given its prior written consent to a programme of implementation. The hard and soft landscape works, including tree planting, shall be carried out strictly in accordance with any approved timetable.

The Landscape Method Statement shall state the provision which is to be made for supervision of the full programme of works, including site preparation, planting, subsequent management and replacement of failed plants.

**Also subject to the prior variation of the Section 106 Agreement dated 23/03/06 to ensure that the restrictions regarding phasing, sourcing of materials and lorry routing are applied to this development in the same way as the previous phased programme, together with assurance of spot-checking by authorized Officers.**

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