

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee East **Date:** Wednesday, 18 February 2009

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 8.57 pm

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

Other Councillors:

Apologies: A Green, P Gode, Mrs H Harding, J Philip and Mrs J H Whitehouse

Officers Present: S Solon (Principal Planning Officer), R Perrin (Democratic Services Assistant) and G J Woodhall (Democratic Services Officer)

99. 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.

100. APPOINTMENT OF VICE-CHAIRMAN

The Chairman invited nominations from the Sub-Committee for the appointment of a Vice-Chairman for the duration of the meeting.

RESOLVED:

That Councillor B Rolfe be appointed as Vice-Chairman for the duration of the meeting.

101. MINUTES

RESOLVED:

That the minutes of the meeting held on 28 January 2009 be taken as read and signed by the Chairman as a correct record.

102. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors D Stallan and Mrs A Grigg declared a personal interest in the following item of the agenda by virtue of being members of North Weald Parish Council. The Councillors had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/2367/08 – 29 High Road, North Weald.

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

- EPF/2433/08 – 56 Morgan Crescent, Theydon Bois, Epping.

(c) 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:

- 7 Green Trees, Epping.
- 22 Lynceley Grange, Epping.

103. ANY OTHER BUSINESS

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

104. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 – 7 be determined as set out in the schedule attached to these minutes.

105. 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

APPLICATION No:	EPF/0017/09
SITE ADDRESS:	7 Green Trees Epping Essex CM16 4PT
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	TPO/EPF/32/04 T2 (T742) Wild Cherry - Lateral reduction to clear flank wall G1 Ash x6 (T743, T746, T748, T750a, T751, T751a)- Fell G1 Ash x2 (T744)- Height and lateral crown reduction by 20% and (T749) - Minor lateral reduction G1 Sycamore (T745)- Height and lateral crown reduction by 25% G1 Sycamore (T747) - Height and lateral crown reduction by 25% and crown lift to 4.5m
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed, unless varied with the written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, dies or becomes seriously damaged or defective another tree 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.
- 2 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.
- 3 The crown reduction authorised by this consent shall consist of the following:
T2. (T742) Cherry. Lateral reduction to clear flank wall.
G1. (T744) Ash. 20% height and lateral crown reduction.
G1. (T749) Ash. Minor lateral crown reduction.
G1. (T745) Sycamore. 25% height and lateral crown reduction.
G1. (T747) Sycamore. 25% height and lateral crown reduction.

- 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 crown lifting to G1.(747) Sycamore, authorised by this consent shall extend only to the whole or partial removal of branches necessary to give 4.5 metres clearance above ground level and to give statutory clearance to public highways.

Report Item No: 2

APPLICATION No:	EPF/0006/09
SITE ADDRESS:	22 Lynceley Grange Epping Essex CM16 6RA
PARISH:	Epping
WARD:	Epping Lindsey and Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Erection of new garage with pitched roof over the north flank of bungalow.
DECISION:	Grant 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.

Report Item No: 3

APPLICATION No:	EPF/0073/09
SITE ADDRESS:	Land to rear 40-62 Hoe Lane Abridge Lambourne Essex RM4 1AU
PARISH:	Lambourne
WARD:	Lambourne
DESCRIPTION OF PROPOSAL:	Proposed erection of cattle shelters.
DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 The proposed building is not demonstrably necessary for the purposes of agriculture on that land and would be harmful to the appearance and character of the locality. As such, it is inappropriate development in the Metropolitan Green Belt. No very special circumstances sufficient to outweigh the harm that would be caused exist. Accordingly, the proposed development is contrary to policies CP2, GB2A, GB7A, GB11 and LL2 of the Epping Forest District Local Plan and Alterations.

Report Item No: 4

APPLICATION No:	EPF/2367/08
SITE ADDRESS:	29 High Road North Weald Essex CM16 6HW
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Rear extension part single storey and part two storey. New pitched roof over existing front porch/garage.
DECISION:	Grant 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 Prior to first occupation of the extension hereby approved the proposed window openings in the side flank wall facing No. 31 shall be fitted with obscured glass and have fixed frames to a height of 1.7m above the floor of the room in which the window is installed, and shall be permanently retained in that condition.

Report Item No: 5

APPLICATION No:	EPF/2410/08
SITE ADDRESS:	Wayletts 28 London Road Stanford Rivers Ongar Essex CM5 9QB
PARISH:	Stanford Rivers
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Erection of new outbuilding into annexe accommodation with link extension.
DECISION:	Grant Permission Subject to Section 106 agreement

Resolved that planning permission be granted subject to the completion of an agreement under s106 of the Town and Country Planning Act 1990 requiring the building not be severed or sold separately from the remainder of the site and, on occupation of the dwellinghouse approved under planning permission EPF/1163/08 or any other dwellinghouse subsequently given planning permission to be erected in replacement of the demolished original house, to only be used as ancillary accommodation to that new house.

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 The outbuilding shall not be severed or sold separately from the remainder of the site and, on occupation of either the dwellinghouse approved under planning permission EPF/1163/08 or any other dwellinghouse subsequently given planning permission to be erected in replacement of the demolished original house known as Wayletts, shall only be used as ancillary accommodation to that new house.
- 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 development generally permitted by virtue of Part 2, Class A - E shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without

the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

If any tree 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 shall be planted at the same place, and that tree, shrub, or hedge shall be of such size, specification, and species, and should be planted at such time as may be specified in writing by the Local Planning Authority.

If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree 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 Prior to commencement of development, including demolition or site clearance works, a phased contaminated land investigation shall be undertaken to assess the presence of contaminants at the site in accordance with an agreed protocol as below. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance works adopted.

Prior to carrying out a phase 1 preliminary investigation, a protocol for the investigation shall be agreed in writing with the Local Planning Authority and the completed phase 1 investigation shall be submitted to the Local Planning Authority upon completion for approval.

Should a phase 2 main site investigation and risk assessment be necessary, a protocol for this investigation shall be submitted to and approved by the Local Planning Authority before commencing the study and the completed phase 2 investigation with remediation proposals shall be submitted to and approved by the Local Planning Authority prior to any remediation works being carried out.

Following remediation, a completion report and any necessary maintenance programme shall be submitted to the Local Planning Authority for approval prior to first occupation of the completed development.

Report Item No: 6

APPLICATION No:	EPF/2433/08
SITE ADDRESS:	56 Morgan Crescent Theydon Bois Epping Essex CM16 7DX
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Two storey rear and side extension with integral garage and single storey rear extension. (Revised application)
DECISION:	Grant 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 The eastern flank wall of the single storey rear extension shall be set a minimum of 200mm from the boundary with the attached house, no. 54 Morgan Crescent.
- 4 Prior to first occupation of the building hereby approved the proposed window openings in the first floor flank elevation shall be fitted with obscured glass and have fixed frames to a height of 1.7metres above the floor of the room in which the window is installed, and shall be permanently retained in that condition.

Report Item No: 7

APPLICATION No:	EPF/2441/08
SITE ADDRESS:	7a Piercing Hill Theydon Bois Essex CM16 7JN
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Two storey rear and side extensions, first floor front extension, new basement to rear and alterations to roof to include loft conversion with dormers to front and rear.
DECISION:	Deferred

This item was deferred to allow for a site inspection by the Area sub-committee to take place.

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, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

- 3 The development shall be carried out in accordance with the amended plans received on 28/01/09 unless otherwise agreed in writing with the Local Planning Authority.
- 4 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.

- 5 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The approved measures shall be carried out prior to the first occupation of the building hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment..
- 6 Prior to the commencement of development details of screen walls, fences or such similar structures on the boundaries shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 7 Prior to commencement of development, details of screening to be erected on the North side of the proposed terraced areas is to be submitted to and approved in writing by the Local Planning Authority. The development is to be built in accordance with the approved details and retained as such thereafter.