

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

**Committee:** Area Plans Subcommittee B                      **Date:** 3 May 2005

**Place:** Council Chamber, Civic Offices, Epping                      **Time:** 7.30 - 8.45 pm

**Members Present:** M Colling (Chairman), A Green (Vice-Chairman), R Glozier, Mrs A Grigg, Mrs S Perry, Mrs P K Rush and D Stallan

**Other Councillors:** (none)

**Apologies:** S Metcalfe, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

**Officers Present:** B Land (Assistant Head of Planning and Economic Development) and G J Woodhall (Democratic Services Assistant)

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### **68. 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. The Sub-Committee noted the advice provided for the public and speakers in attendance at Council Planning Sub-Committee meetings.

### **69. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 6 April 2005 be taken as read and signed by the Chairman as a correct record.

### **70. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillors M Colling, A Green and Mrs S Perry declared a personal interest in the following items of the agenda for the meeting, by virtue of the applicant being a member of the Epping Forest District Conservative Party, and that the Councillors concerned had accepted hospitality from the applicant. The Councillors had determined that their interest was prejudicial and would leave the meeting for the consideration of the applications and voting thereon:

- (i) EPF/1943/04 - Thatched House Hotel, 236 High Street, Epping;
- (ii) LB/EPF/1944/04 - Thatched House Hotel, 236 High Street, Epping;
- (iii) EPF/2251/04 - Thatched House Hotel, 236 High Street, Epping; and
- (iv) LB/EPF/2252/04 - Thatched House Hotel, 236 High Street, Epping.

- (b) Pursuant to the Council's Code of Member Conduct, Councillors R Glozier, Mrs A Grigg and D Stallan declared a personal interest in the following items of the agenda for the meeting, by virtue of the applicant being a member of the Epping Forest District Conservative Party. 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:
- (i) EPF/1943/04 - Thatched House Hotel, 236 High Street, Epping;
  - (ii) LB/EPF/1944/04 - Thatched House Hotel, 236 High Street, Epping;
  - (iii) EPF/2251/04 - Thatched House Hotel, 236 High Street, Epping; and
  - (iv) LB/EPF/2252/04 - Thatched House Hotel, 236 High Street, Epping.
- (c) Pursuant to the Council's Code of Member Conduct, Councillor Mrs S Perry declared a personal interest in the following items of the agenda for the meeting, by virtue of the Councillor having already expressed a view upon the application when Epping Town Council considered it. The Councillor had determined that her interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:
- (i) EPF/2383/04 - London Underground Sub Station Site, Crossing Road, Epping.
- (d) Pursuant to the Council's Code of Member Conduct, Councillor Mrs S Perry declared a personal interest in the following items of the agenda for the meeting, by virtue of the Councillor 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 application and voting thereon:
- (i) EPF/113/05 - 44 Tower Road, Epping.
- (e) Pursuant to the Council's Code of Member Conduct, Councillor Mrs A Grigg declared a personal interest in the following items of the agenda for the meeting, by virtue of the Councillor being a member of North Weald Parish Council. 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) EPF/2195/04 – Weald Hall Nursing Home, Weald Hall Lane, Thornwood, North Weald; and
  - (ii) EPF/93/05 - 224 High Road, North Weald.
- (f) Pursuant to the Council's Code of Member Conduct, Councillor R Glozier declared a personal interest in the following items of the agenda for the meeting, by virtue of the Councillor 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 application and voting thereon:
- (i) EPF/2293/04 - 17 The Weind, Theydon Bois.

**RESOLVED:**

(1) That, as the Sub-Committee would not be quorate, items 8(i), 8(ii), 8(iii) and 8(iv) of the agenda be deferred until the next scheduled meeting of the Sub-Committee; and

(2) That, at the request of the local ward member in order to revise the application, item 8(vii) of the agenda be deferred until the next scheduled meeting of the Sub-Committee.

**71. ANY OTHER BUSINESS**

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

**72. CONFIRMATION OF TPO/EPF/24/04 - 5 COOPERSALE COMMON, COOPERSALE, EPPING**

The Head of Planning and Economic Development presented a report regarding the confirmation of Tree Preservation Order EPF/24/04 at 5 Coopersale Common, Coopersale, Epping. The Tree Preservation Order had been made to protect four trees at 5 Coopersale Common, Coopersale, Epping, as a result of a planning application to develop the plot that placed these trees under threat. They were considered important landscape features within the village street scene, contributed to the greening of the area and provided seasonal colour. The owners of the site had made an objection to the Order, but all the points made in the objection had been addressed by the Head of Planning and Economic Development.

The Sub-Committee were informed that the trees protected by this order were healthy, attractive specimens and formed a highly visible, established public amenity. The Council's Landscaping Policy required that adequate provision be made for the retention of trees in such situations, and as these trees were under threat from the planning proposal, confirmation of the Order had been sought from the Sub-Committee.

**RESOLVED:**

That Tree Preservation Order EPF/24/04 be confirmed.

**73. CONFIRMATION OF TPO/EPF/32/04 - LAND BETWEEN 10 AMBLESIDE AND 7 GREENTREES, EPPING**

The Head of Planning and Economic Development presented a report concerning the confirmation of Tree Preservation Order EPF/32/04 on the land between 10 Ambleside and 7 Green Trees in Epping. The Tree Preservation Order had originally been made as a result of errors in the making of a previous order, which rendered the trees vulnerable to pruning, as these trees were considered important in softening and screening the boundary between properties. The owner of 10 Ambleside highlighted an inaccuracy in the plan for the Order, which showed one of the trees extending further along the rear boundary fence than it did in reality. This had been rectified on the revised plan, where all the protected trees were more precisely plotted, and therefore, in the absence of any other objections, the revised order could now be considered for confirmation.

**RESOLVED:**

That, subject to the amendment of the location plan, Tree Preservation Order EPF/32/04 be confirmed.

**74. DEVELOPMENT CONTROL**

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

**RESOLVED:**

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

**75. 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.

**76. LAST MEETING OF THE COUNCIL YEAR**

As this was the last meeting of the Sub-Committee for the current municipal year, the members thanked the Chairman and Vice-Chairman for their efforts, and the officers for their support. In turn, the Chairman thanked the Sub-Committee for their labours throughout the year.

**CHAIRMAN**

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1. **APPLICATION NO:** EPF/1943/04 **PARISH** Epping
- SITE ADDRESS:**
- Thatched House Hotel, 236 High Street, Epping
- DESCRIPTION OF PROPOSAL:**
- Creation of loft bedrooms within existing and approved (LB/EPF/1019/04) roof space including new dormer windows.
- DEFERRED – The Committee was in quorate for this item.**
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2. **APPLICATION NO:** LB/EPF/1944/04 **PARISH** Epping
- SITE ADDRESS:**
- Thatched House Hotel, 236 High Street, Epping
- DESCRIPTION OF PROPOSAL:**
- Grade II Listed Building application for creation of loft bedroom within existing and approved (LB/EPF/1019/04) roof space including new dormer windows.
- DEFERRED – The committee was inquorate for this item.**
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3. **APPLICATION NO:** EPF/2251/04 **PARISH** Epping
- SITE ADDRESS:**
- Thatched House Hotel, 236 High Street, Epping
- DESCRIPTION OF PROPOSAL:**
- Proposed tourist information centre.
- DEFERRED – The committee was inquorate for this item.**
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4. **APPLICATION NO:** LB/EPF/2252/04 **PARISH** Epping
- SITE ADDRESS:**
- Thatched House Hotel, 236 High Street, Epping
- DESCRIPTION OF PROPOSAL:**
- Grade II Listed Building application for a proposed tourist information centre.
- DEFERRED – The committee was inquorate for this item.**
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5. **APPLICATION NO:** EPF/2383/04 **PARISH** Epping

**SITE ADDRESS:**

London Underground Sub Station Site, Crossing Road, Epping

**DESCRIPTION OF PROPOSAL:**

Partial demolition and conversion of former sub-station to form 13 flats, erection of 4 new dwellings and new basement car park and associated landscaping. (Revised application.)

**GRANTED SUBJECT TO:**

1. To be commenced within 5 years.
2. Contaminated land study and remediation.
3. Materials of construction to be agreed.
4. Prior to commencement of the development, a full noise survey should be carried out to establish which noise category the proposed plots fall into with regard to PPG24. Following the survey a scheme for protecting the proposed new dwellings from noise, shall be submitted to and agreed in writing by the Local Planning Authority for any dwellings, gardens and recreation areas that fall into NECB and C or above, as detailed in PPG24. All works, which form part of the scheme, shall be completed before any of the proposed residential development is occupied.
5. The method of construction of the basement car park shall be agreed in writing with the Local Planning Authority. No work shall commence on the basement car park until such written approval is obtained. Only construction methods in accordance with the written approval shall be undertaken.
6. No bonfires shall be permitted on site throughout the construction phase of the development.
7. Prior to any demolition, a scheme for dealing with dust suppression shall be submitted to and approved by the Local Planning Authority. The agreed scheme should be implemented and maintained during the construction of the development.
8. Notwithstanding the details submitted further details of refuse storage and collection facilities, including the design details of any structures shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is commenced, and such details as approved shall be implemented before the building, or any part of thereof is used and must be retained permanently for the storage and collection of refuse.
9. All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place on site between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
10. Erection of screen walls/fences.

11. Wheel washing equipment to be installed.
12. Notwithstanding the detail indicated on the submitted plan, no tree shall be removed without the written approval of the Local Planning Authority. If a tree or trees are agreed to be removed, 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.
13. Submission of Landscape Proposals.
14. Submission of Landscape Method Statement.
15. Submission of Landscape Management Plan.
16. A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using Windes or other similar programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained.
17. Prior to the commencement of the development, details of the proposed surface materials for the access road, footpath, parking bays and turning head shall be submitted to and approved by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development. This shall include details of any preventative measures, such as railings to keep the footpath (leading to the bridge over the railway line) free from obstruction. The details as agreed shall be retained thereafter.

Subject also to the applicant entering into a LEGAL AGREEMENT under SECTION 106 of the Town and Country Planning Act to carry out the surfacing of the adjacent public footpath at the applicants expense and to the satisfaction of the Local Planning Authority, prior to the first occupation of any of the residential units on the site.

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6. **APPLICATION NO:** EPF/113/05 **PARISH** Epping

**SITE ADDRESS:**

44 Tower Road, Epping

**DESCRIPTION OF PROPOSAL:**

Two storey side and rear extension.

**GRANTED SUBJECT TO:**

1. To be commenced within 5 years.

2. Prior to first occupation of the building hereby approved the proposed window openings in the north west elevation of the side extension and the south east facing light of the first floor bay shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
3. Materials shall match existing.
4. No further side windows without approval.

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7. **APPLICATION NO:** EPF/124/05 **PARISH** Lambourne

**SITE ADDRESS:**

Abridge Village Hall, Ongar Road, Abridge, Lambourne

**DESCRIPTION OF PROPOSAL:**

Erection of multi-use games area adjacent to doctor's surgery and village hall.

**DEFERRED**

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8. **APPLICATION NO:** EPF/2195/04 **PARISH** North Weald

**SITE ADDRESS:**

Weald Hall Nursing Home, Weald Hall Lane, Thornwood, North Weald

**DESCRIPTION OF PROPOSAL:**

Demolition of existing 40 bed nursing home and replacement by 24 bed independent hospital.

**GRANTED SUBJECT TO:**

1. To be commenced within 5 years.
2. Materials of construction to be agreed.
3. Drainage details to be agreed.
4. Wheel washing equipment to be installed.
5. Submission of Landscape Method Statement.
6. Submission of Landscape Maintenance Plan.
7. Tree protection measures required.
8. The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of implementation have been submitted to the Local Planning Authority and are approved in writing. The scheme shall include removal of existing leylandii screening and shall include reinstatement with appropriate alternative native species.



The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. 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.

The statement must include details of all means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

9. After development deliveries and collections to and from the approved development shall only be between 08.00 and 18.00 hours Monday to Friday and 09.00 – 14.00 hours on Saturdays. No deliveries on Sundays or Bank Holidays. (This includes waste collections.)
10. Prior to the premises being brought into use for the purposes hereby permitted, a scheme providing for the adequate storage of both clinical and other refuse from this site shall be submitted to and agreed in writing by the Local Planning Authority and the scheme carried out and thereafter retained at all times.
11. A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using Windes or other similar programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained.
12. Prior to the commencement of the development, details of the proposed surface materials for the access and parking area shall be submitted to and approved by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
13. Before commencement of any part of the development hereby approved a scheme for the protection of the premises from noise emanating from the adjacent airfield shall be submitted and agreed in writing by the Local Planning Authority and such agreed measures shall be put in place before first occupation of any part of the premises.

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9. **APPLICATION NO:** EPF/93/05

**PARISH**

North Weald

**SITE ADDRESS:**

224 High Road, North Weald

**DESCRIPTION OF PROPOSAL:**

Alterations and extensions to existing dwelling to form 2 No. three bedroom houses. (One additional dwelling.)

**REFUSED**

1. The proposed dwelling would unbalance the appearance of this pair of cottages creating an intrusive and cramped appearance in the street scene contrary to policies DBE1 and DBE2 of the adopted Local Plan.

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10. **APPLICATION NO:** EPF/2293/04 **PARISH** Theydon Bois

**SITE ADDRESS:**

17 The Weind, Theydon Bois

**DESCRIPTION OF PROPOSAL:**

Single storey side and rear extensions.

**GRANTED SUBJECT TO:**

1. To be commenced within 5 years.
2. Materials shall match existing.