

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee East **Date:** 2 September 2009

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 9.13 pm

Members Present: M Colling (Chairman), A Green, Mrs D Collins, R Frankel, P Gode, Mrs A Grigg, D Jacobs, Mrs M McEwen, R Morgan, J Philip, B Rolfe, C Whitbread and J M Whitehouse

Other Councillors:

Apologies: G Pritchard, A Boyce, Mrs H Harding, Ms J Hedges, D Stallan and Mrs J H Whitehouse

Officers Present: S Solon (Principal Planning Officer), A Hendry (Democratic Services Officer) and G J Woodhall (Democratic Services Officer)

34. 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.

35. 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.

36. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor R Frankel, declared a personal interest in the following item of the agenda by virtue of being a Scout leader. The Councillor had determined that his interest was not prejudicial and he would not leave the meeting for the consideration of the application and voting thereon:

EPF/1033/09 – 1st Theydon Garnon Scout Group, Brookfield, Fluxs Lane, Epping.

37. WITHDRAWAL OF APPLICATION

The Chairman informed the Sub-committee that application 4 on the Development Control item of the agenda, EPF/1347/09, 40 Landview Gardens, Ongar, had been withdrawn by the applicant.

38. MINUTES

RESOLVED:

That the minutes of the meeting held on 12 August 2009 be taken as read and signed by the Chairman as a correct record.

39. ANY OTHER BUSINESS

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

40. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 – 6 be determined as set out in the schedule attached to these minutes.

41. ADDITIONAL PLANNING APPLICATION - GAYNES PARK MANSION

See attachment to Development Control, above.

42. 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/1270/09
SITE ADDRESS:	Spriggs Oak Palmers Hill Epping Essex CM16 6SE
PARISH:	Epping
WARD:	Epping Lindsey and Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	TPO/EPF/07/98 Sycamore within G2 - Fell
DECISION:	Grant 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 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.
- 3 The works hereby authorised shall not be undertaken after a period of three years from the date of this consent has expired.
- 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).

Report Item No: 2

APPLICATION No:	EPF/1033/09
SITE ADDRESS:	1st Theydon Garnon Scout Group Brookfield Fluxs Lane Epping Essex CM16 7PE
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Replacement Scout and Community Hall.
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 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 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
- 4 No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter the development, including the demolition of the existing Scout Hut shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The Arboricultural Method Statement shall include a tree protection plan to show the areas designated for the protection of trees, shrubs and hedges, hereafter referred to as Protection Zones. Unless otherwise agreed, the Protection Zones will be fenced, in accordance with the British Standard Trees in Relation to Construction-Recommendations (BS.5837:2005) and no access will be permitted for any development or demolition operation.

The Arboricultural Method Statement shall include all other relevant details, such as changes of level, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences. It

shall also include the control of potentially harmful operations, such as burning, the storage, handling and mixing of materials, and the movement of people or machinery across the site, where these are within 10m of any designated Protection Zone.

- 4 The fencing, or other protection which is part of the approved Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works and demolition of the existing Scout Hut have been completed and all equipment, machinery and surplus materials removed from the site.

The Arboricultural Method Statement shall indicate the specification and timetable of any tree works, which shall be in accordance with the British Standard Recommendations for Tree Works (BS.3998: 1989).

The Arboricultural Method Statement shall include a scheme for the inspection and supervision of the tree protection measures. The scheme shall be appropriate to the scale and duration of the works and may include details of personnel induction and awareness of arboricultural matters; identification of individual responsibilities and key personnel; a statement of delegated powers; frequency, dates and times of inspections and reporting, and procedures for dealing with variations and incidents. The scheme of inspection and supervision shall be administered by a suitable person, approved by the Local Planning Authority but instructed by the applicant.

- 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 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) have been submitted to an approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle artefacts and structures, including signs and lighting and functional services above and below ground. 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, unless the Local Planning Authority gives its written consent to any variation.

- 7 Prior to commencement of development a method statement outlining the method of removal of the existing container adjacent to the existing building shall be submitted in writing with an assessment of any potential damage and/or works to the surrounding trees. The container shall be temporarily moved to the front of the site prior to commencement in accordance with this agreed statement.
- 8 The hall hereby permitted shall not be used for functions unrelated to Scouting use outside the hours of 08.00am to 11.00pm on Monday to Saturday, and 8.00am to 10.30pm on Sundays or public holidays.
- 9 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the hall users' vehicles.
- 10 No unbound material shall be used in the surface finish of the driveway or parking areas.
- 11 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 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 Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 12 Within 3 months of the first occupation of the hall hereby approved the existing hall as shown on the approved plans shall be demolished in entirety and all materials removed from site, together with any shipping container stationed on the site.

Report Item No: 3

APPLICATION No:	EPF/1278/09
SITE ADDRESS:	Bakers Lane Car Park Epping Essex CM16 5DQ
PARISH:	Epping
WARD:	Epping Lindsey and Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Erection of 6 metre CCTV camera pole within car park to the rear of Cottis Court.
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 The field of vision of the camera hereby approved shall be restricted to the north, north east and north west of the proposed pole, as shown on plan number BL2 hereby approved.

Report Item No: 4

APPLICATION No:	EPF/1347/09
SITE ADDRESS:	40 Landview Gardens Ongar Essex CM5 9EQ
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Alteration and retention of existing raised decking. (Amended application)
DECISION:	Withdrawn by Applicant

Report Item No: 5 & 6

ITEM 5 APPLICATION No:	EPF/1007/09
SITE ADDRESS:	Gaynes Park Mansion Banks Lane Theydon Garnon Epping Essex CM16 7RJ
PARISH:	Theydon Garnon
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Conversion of existing Grade II* Mansion into 7 no. flats, new rear garage block,. 4 no. new build houses as enabling works and associated landscape works and restoration.
DECISION:	Deferred

ITEM 6 APPLICATION No:	EPF/1008/09
SITE ADDRESS:	Gaynes Park Mansion Banks Lane Theydon Garnon Epping Essex CM16 7RJ
PARISH:	Theydon Garnon
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Grade II* listed building application for the conversion of existing Grade II* Mansion into 7 no. flats, new rear garage block, 4 no. new build houses as enabling works and associated landscape works and restoration.
DECISION:	Grant Permission (With Conditions)

Applications EPF/1007/09 and EPF./1008/09 were deferred to seek further clarification of the viability of the proposed enabling development as a mechanism for off-setting the conservation deficit that would be created by carrying out the proposed works to Gaynes Park Mansion and to seek a more appropriate mechanism for controlling the phasing of the development.

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