

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

**Committee:** Area Planning Subcommittee East    **Date:** 23 June 2010

**Place:** Council Chamber, Civic Offices,    **Time:** 7.30 - 9.05 pm  
High Street, Epping

**Members Present:** A Boyce (Chairman), A Green (Vice-Chairman), W Breare-Hall, Mrs D Collins, P Gode, Mrs A Grigg, Ms J Hedges, D Jacobs, Mrs S Jones, Mrs M McEwen, R Morgan, J Philip, B Rolfe, D Stallan, C Whitbread and J M Whitehouse

**Other Councillors:** -

**Apologies:** Miss C Edwards and Mrs J H Whitehouse

**Officers Present:** J Shingler (Principal Planning Officer), R Hellier (Aboriculturual Officer), D Clifton (Principal Housing Officer [IT]) and G J Woodhall (Democratic Services Officer)

### **13. 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.

### **14. 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.

### **15. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 2 June 2010 be taken as read and signed by the Chairman as a correct record.

### **16. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillors Mrs S Jones and J Philip declared a personal interest in the following items of the agenda by virtue of being members of Theydon Bois 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:

(i) EPF/0873/10 West Lodge, Coppice Row, Theydon Bois; and

(ii) EPF/0752/10 24 Green Glade, Theydon Bois.

(b) Pursuant to the Council's Code of Member Conduct, Councillor P Gode declared a personal interest in the following items of the agenda by virtue of being a member of Ongar Town 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/0218/10 1-3 Coopers Hill, Ongar; and

(ii) EPF/0881/10 40 Landview Gardens, Ongar.

(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 application and voting thereon:

(i) EPF/0665/10 Masons Bridge Farm, Fiddlers Hamlet;

(ii) EPF/0666/10 Masons Bridge Farm, Fiddlers Hamlet; and

(iii) EPF/0908/10 37 Bury Road, Epping.

**17. ANY OTHER BUSINESS**

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

**18. DEVELOPMENT CONTROL**

**RESOLVED:**

That the planning applications numbered 1 – 8 be determined as set out in the schedule attached to these minutes.

**19. 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

<b>APPLICATION No:</b>	EPF/0873/10
<b>SITE ADDRESS:</b>	West Lodge Coppice Row Theydon Bois Essex CM16 7DR
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/03/89 - W1 (T1) - Fell (T2) - Reduce by 30% (G1) – Crown lift to 5 metres and reduce lateral growth from roofline.
<b>DECISION:</b>	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. The crown reduction authorised by this consent shall consist of the following:  
T2. Red oak: 30%.  
G1. Oak group: cut back lateral branches by up to 2 metres in branch length.
3. The crown lifting authorised by this consent shall extend only to the whole or partial removal of branches necessary to give 5 metres clearance above ground level and to give statutory clearance to public highways.
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. 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.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0218/10
<b>SITE ADDRESS:</b>	1-3 Coopers Hill Ongar Essex CM5 9EE
<b>PARISH:</b>	Ongar
<b>WARD:</b>	Chipping Ongar, Greensted and Marden Ash
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use to a hand car wash including use of building as ancillary office, storage and staff facilities area. Erection of 2 covered bays including screen walls in yard area.
<b>DECISION:</b>	Grant Permission (With Conditions)

**CONDITIONS**

1. This consent shall inure for a temporary period of 2 years from the date of this consent. At the end of this period the use shall cease and all associated signage and paraphernalia shall be removed from the site.
2. The development permitted by this planning permission shall only be carried out in accordance with the document Engineering Details for Proposed Hand Car Wash, 1-3 Coopers hill, Ongar, Essex, CM5 9AJ, April 2010 and Proposed Drainage Plan, Drawing No. 9158-01, April 2010 and the following mitigation measure detailed within the FRA:  
  
Constructing the Drying Bay side walls with 1200mm x 300mm gaps along their length to allow the passage of water during times of flood.
3. The building adjacent to the south east site boundary shall only be used for purposes ancillary to the use of the site as a car wash and not for any other purpose. The building shall not be used to provide living accommodation for staff or any over-night sleeping accommodation.
4. No signage shall be erected at the site without the prior written approval of the Local Planning Authority.
5. Prior to the first use of the site as a car wash details of a suitable sign advising customers to turn left when exiting the site shall be submitted to and agreed in writing by the Local Planning Authority. The agreed sign shall be installed in the agreed position and thereafter retained until the use ceases.
6. The use hereby approved shall operate only between the hours of 08.00 and 18.00 Monday to Saturday and between 10.00 and 16.00 Sundays and Public/Bank Holidays.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0600/10
<b>SITE ADDRESS:</b>	Norton Field Farm Norton Lane High Ongar Ongar Essex CM4 0LN
<b>PARISH:</b>	High Ongar
<b>WARD:</b>	High Ongar, Willingale and the Rodings
<b>DESCRIPTION OF PROPOSAL:</b>	New barn with workshop and new poultry rearing unit.
<b>DECISION:</b>	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. Prior to the commencement of the development hereby approved, details of foul drainage shall be submitted to the Local Planning Authority for approval in writing. The development shall proceed in accordance with the approved details.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/0665/10
<b>SITE ADDRESS:</b>	Masons Bridge Farm Fiddlers Hamlet Epping Essex CM16 7PB
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>DESCRIPTION OF PROPOSAL:</b>	Conversion of existing outbuilding into a separate dwelling with associated parking and amenity space.
<b>DECISION:</b>	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 development shall match those of the existing building or those specified within the submitted planning application, unless otherwise agreed in writing by the Local Planning Authority.
3. 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.

4. The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

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, and in writing.

The statement must include details of all the 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.

5. 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 parking of residents and visitors vehicles.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/0666/10
<b>SITE ADDRESS:</b>	Masons Bridge Farm Fiddlers Hamlet Epping Essex CM16 7PB
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>DESCRIPTION OF PROPOSAL:</b>	Grade II listed building application for the conversion of existing outbuilding into a separate dwelling with associated parking and amenity space.
<b>DECISION:</b>	Grant 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.
2. Additional drawings that show details of proposed new windows, doors, rooflights, eaves, verges, fascias, cills, structural openings and junctions with the existing building, 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.
3. The roof light hereby approved shall be a cast metal conservation roof light and shall remain as such thereafter unless otherwise agreed in writing by the Local Planning Authority.



**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/0752/10
<b>SITE ADDRESS:</b>	24 Green Glade Theydon Bois Epping Essex CM16 7LY
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>DESCRIPTION OF PROPOSAL:</b>	Removal of existing rear extensions and detached garage, construction of side and rear single storey extension.
<b>DECISION:</b>	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: 7**

<b>APPLICATION No:</b>	EPF/0881/10
<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>	Certificate of lawful development for existing raised decking and patio. (Resubmitted application)
<b>DECISION:</b>	Deferred

This item was deferred to the next meeting to have a legal Officer present and to provide all information, including aerial photos, on which the recommendation has been based to Committee.

**Report Item No: 8**

<b>APPLICATION No:</b>	EPF/0908/10
<b>SITE ADDRESS:</b>	37 Bury Road Epping Essex CM16 5ET
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey side and rear extension.
<b>DECISION:</b>	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 use hereby approved shall operate only between the hours of 08.00 and 18.00 Monday to Saturday and between 10.00 and 16.00 Sundays and Public/Bank Holidays.

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