

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee East **Date:** Wednesday, 4 August 2010

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 8.51 pm

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

Other Councillors:

Apologies: A Green, Ms C Edwards, P Gode and B Judd

Officers Present: J Cordell (Senior Planning Officer), G Courtney (Planning Officer), A Hendry (Democratic Services Officer) and D Clifton (Principal Housing Officer [IT])

28. 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.

29. 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.

30. 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 R Morgan be appointed as Vice Chairman for the duration of the meeting.

31. MINUTES

RESOLVED:

That the minutes of the meeting held on 14 July 2010 be taken as read and signed by the Chairman as a correct record subject to the amendment of Mrs Whitehouse's declaration of interest that she belonged to the Theydon Bois

and District Rural Preservation Society and not the Theydon Bois Society as recorded.

32. DECLARATIONS OF INTEREST

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

- EPF/0988/10 – New House Cottages, Little Laver Road, Moreton, Ongar.

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

- EPF/0917/10 – 64 Morgan Crescent, Theydon Bois, Epping.

(c) 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 he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0917/10 – 64 Morgan Crescent, Theydon Bois, Epping; and
- EPF/1005/10 – Riverwood, Coppice Row, Theydon Bois, Epping.

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

- EPF/0917/10 – 64 Morgan Crescent, Theydon Bois, Epping.

(e) Pursuant to the Council's Code of Member Conduct, Councillor Mrs S Jones declared a personal interest in the following items of the agenda, by virtue of being a member of Theydon Bois Parish Council and being acquainted with the applicant for item EPF/0917/10. The Councillor had determined that her interest was not prejudicial and she would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/0917/10 – 64 Morgan Crescent, Theydon Bois, Epping; and
- EPF/1005/10 – Riverwood, Coppice Row, Theydon Bois, Epping.

33. ANY OTHER BUSINESS

It was noted that there was no other urgent business for consideration by the Subcommittee.

34. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 – 5 be determined as set out in the schedule attached to these minutes.

35. 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

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Report Item No: 1

APPLICATION No:	EPF/0917/10
SITE ADDRESS:	64 Morgan Crescent Theydon Bois Epping Essex CM16 7DX
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Two storey side extension together with new vehicular access and crossing. (Revised application.)
DECISION:	Refused Permission

Members considered that the proposals would, by reason of scale and bulk, impact unacceptably on the streetscene in this prominent corner plot location. The location of the property is such that the proposals would be visually obtrusive, and the impact would be compounded by the loss of trees.

The revisions made since EPF/0272/10 are not considered sufficient to overcome the previous reasons for refusal.

REASON FOR REFUSAL

- 1 The proposed two storey side extension, by reason of its height, bulk and design, would be an obtrusive development out of character with its surroundings. The proposal would therefore detract from the appearance of the property and the street scene, contrary to policy DBE10 of the Epping Forest District Local Plan and Alterations.

Report Item No: 2

APPLICATION No:	EPF/0988/10
SITE ADDRESS:	New House Cottages Little Laver Road Moreton Ongar Essex CM5 0JE
PARISH:	Moreton, Bobbingworth and the Lavers
WARD:	Moreton and Fyfield
DESCRIPTION OF PROPOSAL:	Replacement of New House Cottages with a single dwelling house and provision of a new access.
DECISION:	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 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.

4 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.

5 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.

6 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..

7 Prior to commencement of development, details of levels shall be submitted to and approved by the Local Planning Authority showing the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.

8 The existing access to the south-east of the proposed access shall be suitably and permanently closed to the satisfaction of the Local Planning Authority, incorporating the reinstatement of the highway verge to the satisfaction of the Highway Authority immediately the proposed new access is brought into use.

- 9 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 10 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 11 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 1, Classes A, B, D and E shall be undertaken without the prior written permission of the Local Planning Authority.

Report Item No: 3

APPLICATION No:	EPF/1005/10
SITE ADDRESS:	Riverwood Coppice Row Theydon Bois Epping Essex CM16 7DS
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	First floor extension over existing single storey rear extension.
DECISION:	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 first floor flank walls of the development hereby permitted without the prior written approval of the Local Planning Authority.

Report Item No: 4

APPLICATION No:	EPF/1097/10
SITE ADDRESS:	Oaklee Farm Manor Road Lambourne End Lambourne Essex RM4 1NB
PARISH:	Lambourne
WARD:	Lambourne
DESCRIPTION OF PROPOSAL:	Removal of agricultural occupancy condition.
DECISION:	Refused Permission

REASONS FOR REFUSAL

- 1 Insufficient evidence has been provided to demonstrate that there is no existing or future functional need for a dwelling for an agricultural worker on the holding and therefore the occupancy condition has not outlived its usefulness. The proposal to remove the condition is contrary to central Government Guidance as contained in Paragraph 17 of PPS7 and to policies GB2A and GB17B of the adopted Local Plan and Alterations.
- 2 The applicant has failed to clearly demonstrate that the dwelling has been sufficiently marketed and all agricultural disposal options have been considered in accordance with GB17A of the adopted Local Plan and Alterations.

Report Item No: 5

APPLICATION No:	EPF/1237/10
SITE ADDRESS:	41 London Road Stanford Rivers Ongar Essex CM5 9PH
PARISH:	Stanford Rivers
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Side extension to bungalow and loft conversion including 3 rear dormer windows (Amended application)
DECISION:	Deferred to District Development Control Committee

Members deferred this item to District Development Control Committee for further consideration, however members agreed the application should be deferred with the officer's recommendation to grant permission.

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.

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