

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee East **Date:** 15 September 2010

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** Times Not Specified

Members Present: A Boyce (Chairman), P Gode, Mrs A Grigg, Ms J Hedges, Mrs S Jones, B Judd, R Morgan, J Philip, B Rolfe, D Stallan, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

Other Councillors: -

Apologies: A Green, W Breare-Hall, Mrs D Collins, Ms C Edwards, D Jacobs and Mrs M McEwen

Officers Present: N Richardson (Assistant Director (Development Control)), G J Woodhall (Democratic Services Officer) and R Perrin (Democratic Services Assistant)

43. 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.

44. 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.

45. MINUTES

RESOLVED:

(1) That the minutes of the meeting held on 25 August 2010 be taken as read and signed by the Chairman as a correct record.

46. ELECTION OF VICE-CHAIRMAN

Following the receipt of apologies for absence from Councillor A Green, the Chairman requested nominations for the role of Vice-Chairman.

RESOLVED:

(1) That Councillor R Morgan be elected Vice-Chairman for the duration of the meeting.

47. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor D Stallan declared a personal interest in the following item of the agenda by virtue of being a member of North Weald Bassett 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/1370/10 Land at Brent House Farm, Harlow Common, North Weald.

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs A Grigg declared a personal interest in the following item of the agenda by virtue of being a member of North Weald Bassett Parish Council and having provided information from Planning Services to the Hastingwood Action Group in the past. 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/1370/10 Land at Brent House Farm, Harlow Common, North Weald.

(c) Pursuant to the Council's Code of Member Conduct, Councillors Mrs J Hedges and C Whitbread declared a personal interest in the following items of the agenda by virtue of being well acquainted with 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/1389/10 Non-Conformist Chapel Meeting Room, Queens Alley, 86 Hemnall Street, Epping; and

(ii) EPF/1388/10 Non-Conformist Chapel Meeting Room, Queens Alley, 86 Hemnall Street, Epping.

(d) Pursuant to the Council's Code of Member Conduct, Councillors P Gode and B Judd declared a personal interest in the following item of the agenda by virtue of being a member of Ongar Town Council. The Councillors had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

(i) EPF/1566/10 40 Landview Gardens, Ongar.

(e) 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:

(i) EPF/1272/10 22 Regent Road, Epping;

(ii) EPF/1315/10 Gardeners Farm, Stewards Green Road, Epping; and

(iii) EPF/1537/10 Ploughcroft Cottage, 13 Bridge Hill, Epping.

(f) Pursuant to the Council's Code of Member Conduct, Councillors Mrs S Jones and J Philip declared a personal interest in the following item of the agenda by virtue of being well acquainted with the Applicant and the Objector. The Councillors had determined that their interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

(i) EPF/1537/10 Ploughcroft Cottage, 13 Bridge Hill, Epping.

(g) Pursuant to the Council's Code of Member Conduct, Councillor Mrs J H Whitehouse declared a personal interest in the following item of the agenda by virtue of being a member of the Theydon Bois Rural Preservation Society. 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/1537/10 Ploughcroft Cottage, 13 Bridge Hill, Epping.

48. ANY OTHER URGENT BUSINESS

RESOLVED:

(1) That the Planning Application for the Land at Brent House Farm, Harlow Common, North Weald be determined as set out in the first schedule attached to these minutes.

49. DEVELOPMENT CONTROL

RESOLVED:

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

50. DELEGATED DECISIONS

The Sub-Committee noted that schedules of planning applications determined by the Director of Planning and Economic Development under delegated authority since the last meeting had been circulated and could be inspected at the Civic Offices.

CHAIRMAN

This page is intentionally left blank

Minute Item 48

APPLICATION No:	EPF/1370/10
SITE ADDRESS:	Land at Brent House Farm Harlow Common North Weald Essex CM17 9ND
PARISH:	North Weald Bassett
WARD:	Hastingwood, Matching and Sheering Village
DESCRIPTION OF PROPOSAL:	Demolition of industrial buildings and associated structures, removal of authorised use of site for car repair, storage and related uses, and replacement with construction of eight residential dwellings, together with associated parking and landscaping.
DECISION:	Referred to District Development Control Committee

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=519534

The Committee agreed with the recommendation and the application shall be reported to District Development Control Committee, as a departure from Local Plan policy, with a recommendation to Grant Planning Permission, subject to a legal agreement under s.106 of the Town and Country Planning Act 1990, for a contribution of £50,000 towards affordable housing provision in the district and £50,000 to North Weald Parish Council for community enhancement in the Local area.

The Committee's attention was drawn to a letter of representation from Robert Halfon MP.

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. No development or preliminary groundworks of any kind shall take place until the applicant/developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.
3. 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.
4. 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.

5. 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, Class A, B, C and E shall be undertaken without the prior written permission of the Local Planning Authority.
6. Prior to the commencement of the development details of the proposed surface materials for the access, turning and parking areas shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
7. 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 in accordance with a management plan to be submitted concurrently with the assessment.
8. 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.

9. 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.
10. Prior to occupation of the proposed development, the applicant/developer shall be responsible for the provision of a Travel Information and Marketing Pack for sustainable transport to be approved by the Local Planning Authority in liaison with Essex County Council.
11. 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.

12. 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.

13. Before any preparatory demolition or construction works commence on site, a mitigation strategy for the site shall be submitted to the Local Planning Authority for agreement in writing with a working methodology for site clearance and construction work to minimise impact on any protected species and nesting birds. Development shall be undertaken only in accordance with the agreed strategy and methodology.

14. Details of trees, shrub and hedges present around the perimeter of the site to be retained shall be submitted to and agreed in writing to the Local planning Authority, prior to work commencing on site, inclusive of site clearance. No tree, shrub, or hedge which are shown as being retained on the agreed details/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.

Minute Item 49

For ease of reference, a link is now included to view documents relevant to each application.
Whilst holding 'Ctrl' key, left click on this link.

As this is still experimental at this stage, please let us know if you encounter any problems by emailing contactplanning@eppingforestdc.gov.uk

Report Item No: 1

APPLICATION No:	EPF/1389/10
SITE ADDRESS:	Non Conformist Chapel Meeting Room Queens Alley 86 Hemnall Street Epping Essex CM16 4LY
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Change of use and external alterations of former chapel to single dwelling house. (Revised application)
DECISION:	Grant Permission (with conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=519614

The Committee considered that the applicant had demonstrated that there was no demand for a small D1 use building, which had previously been a private meeting room, and the proposed use for residential use was acceptable, subject to the following 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. 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, Class A-E shall be undertaken without the prior written permission of the Local Planning Authority.
3. 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.

Report Item No: 2

APPLICATION No:	EPF/1388/10
SITE ADDRESS:	Non Conformist Chapel Meeting Room Queens Alley 86 Hemnall Street Epping Essex CM16 4LY
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Grade II listed building application for change of use of former chapel to single dwelling including repairs and alterations.
DECISION:	Grant Permission (with conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=519613

The Committee concurred with the professional advice from the Essex County Council Historic Buildings Advisor and considered that the proposed alterations to allow a residential use would preserve the character and appearance of this Grade II Listed Building, subject to the following 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, rooflights and doors by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of any works.
3. Prior to commencement of any works, the proposed method of obscuring the glazing in the windows shall be agreed in writing with the Local Planning Authority and be carried out thereafter strictly in accordance with these details.
4. Details of internal works affecting the fabric of the building, including any timber framing, infill panels and walls, shall be submitted and agreed in writing by the Local Planning Authority prior to the commencement of any works.

Report Item No: 3

APPLICATION No:	EPF/1566/10
SITE ADDRESS:	40 Landview Gardens Ongar Essex CM5 9EQ
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Retrospective application for retention of two storey rear extension.
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=520231

The Committee's attention was drawn to a letter of representation from 5 Kettlebury Way, Ongar

CONDITIONS

1. The shed described in drawing numbers 656.5 A and 656.12 shall be permanently retained in the position shown on those drawings. Should the shed be removed or decay to the extent that it no longer screens views of the ground floor of 5 Kettlebury Way from windows serving the ground floor rooms of the extension hereby approved, or from decking rear of the extension, it shall be replaced by a structure of the same dimensions in the same position within 28 days of its removal or decay to that extent.

Report Item No: 4

APPLICATION No:	EPF/1272/10
SITE ADDRESS:	22 Regent Road Epping Essex CM16 5DL
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
APPLICANT:	Mr Mike Tebbutt
DESCRIPTION OF PROPOSAL:	Two storey side and part two, part single storey rear extensions.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=519275

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: 5

APPLICATION No:	EPF/1283/10
SITE ADDRESS:	Lockwood Farm Bournebridge Lane Stapleford Abbots Essex RM4 1LU
PARISH:	Lambourne
WARD:	Lambourne Passingford
DESCRIPTION OF PROPOSAL:	Retention of building for use as farm office/store
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=519285

CONDITIONS

1. The portakabin sited to the immediate south of the farm office and store hereby approved shall be removed within 3 months of the date of this permission.
2. The building hereby approved shall only be used for purposes associated with the use of Lockwood Farm as an agricultural unit.

Report Item No: 6

APPLICATION No:	EPF/1315/10
SITE ADDRESS:	Gardeners Farm Stewards Green Road Epping Essex CM16 7PF
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Installation of an 18m monopole with 2 no. 4-stack di-pole antennas and 2 no. 600mm dishes together with equipment cabin, diesel generator, meter cabinet, cable tray supporting GPA within a 8m x 5.5m fenced compound.
DECISION:	Refuse Permission

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=519366

REASON FOR REFUSAL

1. The proposal would be an obtrusive feature that would detract from the visual amenities and outlook of nearby residents, as well as detracting from the setting of listed buildings in the close locality, and therefore be contrary to policies U6, DBE9 and HC12 of the Epping Forest District Local Plan and Alterations.

Report Item No: 7

APPLICATION No:	EPF/1362/10
SITE ADDRESS:	7 Green View The Green Theydon Bois Essex CM16 7JD
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Proposed Basement Extension (to be constructed alongside extensions to the property permitted under application ref. EPF/2198/07)
DECISION:	Deferred

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=519509

This item was deferred to a future meeting to be attended by a Land Drainage representative from the Council's Directorate of Environmental Services and for details of the hydrology technical assessment submitted as part of a Land Drainage Consent application to be attached to the report item.

The Committee's attention was drawn to a further letter of representation from Theydon Bois and District Rural Preservation Society.

Report Item No: 8

APPLICATION No:	EPF/1537/10
SITE ADDRESS:	Ploughcroft Cottage 13 Bridge Hill Epping Essex CM16 4ER
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Proposed vehicle crossover.
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=520131

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 proposed drain shown on Plan Ref: APPENDIX 1 shall be installed prior to use of the driveway hereby approved, and shall be retained and maintained thereafter.
3. There shall be no unbound materials used within the proposed driveway area.

