

## **EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Planning Subcommittee East    **Date:** 14 September 2011

**Place:** Council Chamber, Civic Offices, High Street, Epping    **Time:** 7.30 - 11.15 pm

**Members Present:** A Boyce (Chairman), Mrs S Jones (Vice-Chairman), K Avey, P Gode, Mrs A Grigg, D Jacobs, P Keska, Mrs M McEwen, R Morgan, J Philip, D Stallan, G Waller, C Whitbread and J M Whitehouse

**Other Councillors:**

**Apologies:** W Breare-Hall, Mrs D Collins, B Rolfe and Mrs J H Whitehouse

**Officers Present:** J Shingler (Principal Planning Officer), M Jenkins (Democratic Services Assistant) and A Hendry (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. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 17 August 2011 be taken as read and signed by the Chairman as a correct record.

### **37. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillors Mrs A Grigg and D Stallan declared a personal interest in the following items of the agenda by virtue of being members of North Weald Parish Council. The Councillors determined that their interests were not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/1136/11 4 Vicarage Lane, North Weald Bassett;

- EPF/1381/11 Bantham and Ongar Bowls Club, Weald Bridge Road, North Weald Bassett; and
- EPF/1508/11 14 Harrison Drive, 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 knowing one of the residents involved. The Councillor determined that her interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon;

- EPF/1456/11 Wintry Park Service Station, 37 Thornwood Road, Epping

(c) Pursuant to the Council's Code of Member Conduct, Councillor J Whitehouse declared a personal interest in the following item of the agenda by virtue of being a member of Epping Town Council. The Councillor determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1456/11 Wintry Park Service Station, 37 Thornwood Road, Epping

(d) Pursuant to the Council's Code of Member Conduct, Councillor J Whitehouse declared a personal interest in the following item of the agenda by virtue of being related to one of the consultees. The Councillor determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1423/11 Darlington, Coppice Row, Theydon Bois

(e) 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 determined that his interests were not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/1159/11 Marden Ash House, Stanford Rivers Road, Ongar; and
- EPF/1254/11 156-158 High Street, Ongar

(f) 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 one of the neighbours. The Councillor determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1456/11 Wintry Park Service Station, 37 Thornwood Road, Epping

(g) 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 determined that his interests were not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/1596/11 Birch Hall, Coppice Row, Theydon Bois;
- EPF/1251/11 Chestnuts, The Green, Theydon Bois;
- EPF/1423/11 Darlington, Coppice Row, Theydon Bois; and
- EPF/1437/11 40 Forest Drive, Theydon Bois

(h) 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. In addition, relating to Development Control Item 11, Darlington, Coppice Row, Theydon Bois, the Councillor had attended a meeting involving the developer, as an observer, and had attended a Parish Council meeting concerning the application. The Councillor determined that her interests were not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/1596/11 Birch Hall, Coppice Row, Theydon Bois;
- EPF/1251/11 Chestnuts, The Green, Theydon Bois;
- EPF/1423/11 Darlington, Coppice Row, Theydon Bois; and
- EPF/1437/11 40 Forest Drive, Theydon Bois

(i) Pursuant to the Council's Code of Member Conduct, Councillor Mrs S Jones declared a personal interest in the following item of the agenda by virtue of having met an objector to the application at a site visit, whom she was acquainted with. The Councillor determined that her interests were not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1136/11 4 Vicarage Lane, North Weald Bassett

(j) 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 determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/1508/11 14 Harrison Drive, North Weald

(k) Pursuant to the Council's Code of Member Conduct, Councillor K Avey declared a personal interest in the following item of the agenda by virtue of being a member of Epping Town Council. The Councillor determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1496/11 Wintry Park Service Station, 37 Thornwood Road, Epping

### **38. ANY OTHER BUSINESS**

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

### **39. DEVELOPMENT CONTROL**

#### **RESOLVED:**

That the planning applications numbered 1 – 14 be determined as set out in the schedule attached to these minutes.

### **40. 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/1596/11
<b>SITE ADDRESS:</b>	Birch Hall Coppice Row Theydon Bois Epping Essex
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/03/89 (W1) T1 - Oak - Fell and grind stump
<b>DECISION:</b>	Granted 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=530234](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=530234)

### 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 All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998 (2010) (or with any similar replacement Standard).
- 3 The works hereby authorised shall not be undertaken after a period of three years from the date of this consent has expired.
- 4 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.

<b>APPLICATION No:</b>	EPF/0899/11
<b>SITE ADDRESS:</b>	2 Little Colemans Romford Road Stanford Rivers Ongar Essex CM5 9PQ
<b>PARISH:</b>	Stanford Rivers
<b>WARD:</b>	Passingford
<b>DESCRIPTION OF PROPOSAL:</b>	Retrospective planning consent for the following: Conversion of the existing barn into an indoor heated swimming pool. Linking of the barn to the main house with a single storey building providing an indoor children's play area and indoor access to the pool . Glazed conservatory and feature patio to the front of the barn. Obscure glazed conservatory to the rear of the barn.
<b>DECISION:</b>	Granted 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=527701](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=527701)

**CONDITIONS**

- 1 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) the house, as enlarged by the development hereby approved, shall not be enlarged or extended in any way and no outbuildings shall be erected within the curtilage of the house as defined by the broken red line on drawing no 2LX-P-02 revision A.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1008/11
<b>SITE ADDRESS:</b>	Millrite Engineering 151 - 153 London Road Stanford Rivers Ongar Essex CM5
<b>PARISH:</b>	Stanford Rivers
<b>WARD:</b>	Passingford
<b>DESCRIPTION OF PROPOSAL:</b>	Redevelopment of site to provide 4 detached chalet bungalows and garages.
<b>DECISION:</b>	Granted Permission (Subject to S106)

**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=528155](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=528155)

The Officer explained that the Director of housing had raised issues with the validity of the viability assessment and had negotiated with the applicant who, as a result, was offering £74,000 towards Affordable Housing.

**Members therefore agreed to grant subject to the completion, within 6 months, of an agreement under S106 of the Town and Country Planning Act 1990 requiring the developer to contribute £74,000 towards the provision of off-site affordable housing within the District.**

**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 development hereby permitted will be completed strictly in accordance with the approved drawings nos: 1513.01A, 1513.02A, 1513.03A, 1513.04, 1513.05, 1513.06, 1513.07A, 1513.08 and 1513.09
- 3 No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.

[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]

- 4 Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]
- 5 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]
- 6 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report (referred to in PPS23 as a Validation Report) that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
- 7 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in



writing of the Local Planning Authority in accordance with the immediately above condition.

- 8 No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of 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.
- 9 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan and Arboricultural Method Statement in accordance with BS:5837:2005 (Trees in relation to construction) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved Tree Protection Plan and Arboricultural Method Statement unless the Local Planning Authority gives its written consent to any variation.
- 10 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 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 No construction works above ground level shall have taken place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing, prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
- 13 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.

- 14 The development shall not be commenced until details of the means to prevent the discharge of surface water from the site onto the highway have been submitted to an approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.
- 15 Notwithstanding the details shown on drawing number 1513.01A and the requirements of condition 2 of this planning permission, the access way serving the development shall be a minimum width of 5.5m for a distance of 6m from the carriageway of the adjacent highway.
- 16 No gates shall be erected at the vehicular access to the site from the highway.
- 17 The following windows shall be obscure glazed in fixed (non-openable) frames to a minimum height of 1.7m as measured from the finished floor level of the rooms to which they serve and be retained as such thereafter.
- 1) The dormer windows in the rear (east) elevation of the house at Plot 1, as indicated on drawing number 1513.03A;
  - 2) The dormer windows in the side (north west) elevation of the house at Plot 3, as indicated on drawing number 1513.07A;
- 18 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 Schedule 2, Part 1, Classes A, B and E shall be undertaken without the prior written permission of the Local Planning Authority.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/1136/11
<b>SITE ADDRESS:</b>	4 Vicarage Lane North Weald Bassett Epping Essex CM16 6ET
<b>PARISH:</b>	North Weald Bassett
<b>WARD:</b>	North Weald Bassett
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey rear and side extensions and loft conversion.
<b>DECISION:</b>	Refused 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=528551](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=528551)

**REASON FOR REFUSAL**

Following their visit to the site members were concerned that the proposed addition due to its depth and proximity to the boundary with number 3 Vicarage Lane would cause loss of light to important windows in the side elevation of that property contrary to policy DBE9 of the adopted Local Plan and alterations. The applicant was given the opportunity to amend the application to reduce this impact, but had declined to do so. Members therefore refused the application for the following reason.

- 1 The proposed side and rear extension, due to its position and depth, would result in unacceptable loss of light to side windows of neighbouring number 3 Vicarage Lane causing significant harm to residential amenity contrary to policy DBE9 of the adopted Local Plan and Alterations.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/1159/11
<b>SITE ADDRESS:</b>	Marden Ash House Stanford Rivers Road Ongar Essex CM5 9BT
<b>PARISH:</b>	Ongar
<b>WARD:</b>	Chipping Ongar, Greensted and Marden Ash
<b>DESCRIPTION OF PROPOSAL:</b>	Extension of existing drop kerb/crossover providing a no-dig driveway to existing car park.
<b>DECISION:</b>	Granted 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=528659](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=528659)

The applicant spoke at committee and explained the circumstances that have resulted in the need for the additional access. (i.e. that the current access is outside their ownership and control and is often blocked or obstructed by the owner which has caused significant distress)

On the basis that there would not be any increase in turning movements as a result of the development; that the existing access would remain the main access, (with the new entrance only being used in emergency and by car traffic only) and that the damage to trees could be minimised by careful attention to siting and method of construction, Members considered that the specific circumstances in this case were sufficient to outweigh the limited harm that would result from the development.

Members then considered whether there was a need for a condition requiring a height restriction at the entrance, but concluded that given the potential harm to the setting of the listed building from such a structure, it would not be appropriate to require one.

Permission was therefore granted 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 Prior to commencement of development full details of the position, design and method of construction of the access drive and gate shall be submitted to and agreed in writing by the Local Planning Authority and the approved works shall be carried out in consultation with the Council's Arboriculturalists.
- 3 If any tree, shrub or hedge 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 of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written

consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/1244/11
<b>SITE ADDRESS:</b>	Quality Hotel (The Bell Hotel) High Road Epping Essex CM16 4DG
<b>PARISH:</b>	Epping
<b>WARD:</b>	Broadley Common, Epping Upland and Nazeing  Epping Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	Partial demolition of Bell Inn and erection of extension and care home. Reserved matters (access, appearance, landscaping, and layout) following approval of outline application EPF/0279/08.
<b>DECISION:</b>	Granted 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=528965](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=528965)

**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 development hereby permitted will be completed strictly in accordance with the approved drawings nos: 20834 P 010 Rev: A, 20834 P 012, 20834 P 013, 20834 P 014, 20834 P 019, 1895 05 Rev: A, 1895 06 Rev: A, 1895 07 Rev: A, 1895 08 Rev: A, 1895 10/A
- 3 No advertisements or signage of any kind shall be erected at the site at any time without the prior written approval of the Local Planning Authority.

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/1251/11
<b>SITE ADDRESS:</b>	Chestnuts The Green Theydon Bois Epping Essex CM16 7JH
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>DESCRIPTION OF PROPOSAL:</b>	Ground floor side extension, new dormer over existing garage extensions and alterations to elevations. (Revised scheme to EPF/0424/11, incorporates lower roof to side extension.)
<b>DECISION:</b>	Granted 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=528991](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=528991)

**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, unless otherwise agreed in writing by the Local Planning Authority.
- 3 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan and Arboricultural Method Statement in accordance with BS:5837:2005 (Trees in relation to construction) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved Tree Protection Plan and Arboricultural Method Statement 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) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping 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 minor artefacts and structures, including signs and lighting and functional services above and below ground. The 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 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, D, E shall be undertaken without the prior written permission of the Local Planning Authority.



**Report Item No: 8**

<b>APPLICATION No:</b>	EPF/1254/11
<b>SITE ADDRESS:</b>	156-158 High Street Ongar Essex CM5 9JJ
<b>PARISH:</b>	Ongar
<b>WARD:</b>	Chipping Ongar, Greensted and Marden Ash
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use of ground floor from shop (A1 Use Class) to a mixed use comprising children's soft play area (D2 Use Class) and coffee shop (A3 Use Class).
<b>DECISION:</b>	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/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=528995](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=528995)

Members were aware that this unit had not been used as a retail unit for a considerable period and considered that its use as a play facility would be an asset to the vitality and viability of the town centre, that would attract people to the centre in the daytime. They however recognised that the proposal is contrary to the policies of the Local plan and therefore referred this item to the District Development Control Committee with a recommendation for approval subject to conditions to:

- a) Restrict floor area of café element
- b) Restrict opening hours of operation
- c) Restrict the D2 use to that specified (Childrens soft play area)
- d) Ensure the café element can not be open unless the play area is open.

**Report Item No: 9**

<b>APPLICATION No:</b>	EPF/1287/11
<b>SITE ADDRESS:</b>	Melonese Willow Bank Farm School Lane High Laver Ongar Essex CM5 0EE
<b>PARISH:</b>	Moreton, Bobbingworth and the Lavers
<b>WARD:</b>	Moreton and Fyfield
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use of part of land to residential curtilage and conversion, alteration and enlargement of existing stable block to provide gym, study and games room.
<b>DECISION:</b>	Granted 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=529109](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=529109)

**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 external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.
- 3 The proposed conversion shall only be used for purposes incidental to the enjoyment of the main dwellinghouse known as Melonese/Willow Bank Farm and not for any other purpose and not for any primary living accommodation or annex nor for any business purposes.
- 4 The proposed close boarded fence shown on the approved plans shall be erected prior to the first use of the altered building and thereafter retained.

**Report Item No: 10**

<b>APPLICATION No:</b>	EPF/1381/11
<b>SITE ADDRESS:</b>	Bantham And Ongar Bowls Club Weald Bridge Road North Weald Bassett Epping Essex CM16 6GP
<b>PARISH:</b>	North Weald Bassett
<b>WARD:</b>	North Weald Bassett
<b>DESCRIPTION OF PROPOSAL:</b>	Removal of condition 5 of EPF/1563/99 to allow the Bowls Club to be used for other sporting activities (Construction of new bowls club including details of new clubhouse, bowling green access road, car park and siting of temporary clubhouse)
<b>DECISION:</b>	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=529470](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=529470)

Members deferred this item to the next meeting for additional information regarding the proposed use, so that the potential impact on neighbouring residents could be fully assessed.

**Report Item No: 11**

<b>APPLICATION No:</b>	EPF/1423/11
<b>SITE ADDRESS:</b>	Darlingtons Coppice Row Theydon Bois Essex CM16 7ES
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing garage and construction of two storey block to provide seven, two bed and one, one bed apartment(s) with ground floor patios area and first floor balconies. Associated works involve closure of existing vehicular access, formation of new vehicular access with sliding electronic gates and new pedestrian access. Provision of 13 car parking spaces, turning area, drying area, bin store, bike store, communal open space and landscaping.
<b>DECISION:</b>	Granted Permission (Subject to Legal Agreement) and 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=529631](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=529631)

**Members agreed to grant subject to the completion of a planning obligation under Section 106 of the Town and Country Planning Act 1990 within 9 months requiring a financial contribution of £70,000 for community benefit provision to improve the Theydon Bois Community Youth Centre.**

**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 development hereby permitted will be completed strictly in accordance with the approved drawings nos: 853/1, 853.2, 853.3, 853/4 and amended plan No. 853/5A.
- 3 No construction works above ground level shall have taken place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing, prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
- 4 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.

- 5 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) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping 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 minor artefacts and structures, including signs and lighting and functional services above and below ground. The 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.
- 6 No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]
- 7 Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]

- 8 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]
- 9 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report (referred to in PPS23 as a Validation Report) that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
- 10 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.
- 11 All construction/demolition works and ancillary operations, including vehicle movement on 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 No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and access ways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 13 Prior to first occupation of the proposed development, the applicant shall submit a Travel Information and Marketing Scheme for sustainable transport for approval in writing by the Local Planning Authority. The details as approved shall be implemented prior to occupation.

- 14 Prior to commencement details shall be submitted to and approved in writing by the Local Planning Authority securing works to the adjacent highway to include the provision of two dropped kerb crossing points with tactile paving in Orchard Drive at its junction with Coppice Row. The approved details shall then be implemented prior to first occupation of the development.
- 15 No development shall take place until details have been submitted to and approved in writing by the Local Planning Authority for the provision of raised kerbs to current Essex County Council specification for the east (Stop ID: THYBOIS2) and west (Stop ID: 21003007) bound bus stops on Coppice Row to the west of the site.
- 16 Prior to first occupation of the development the redundant existing vehicular crossovers on Orchard Drive and Coppice Row shall be suitably and permanently closed to the satisfaction of the Local Planning Authority, incorporating the reinstatement to full height of the highway verge/footway and kerbing.
- 17 The proposed development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, including any parking spaces for the mobility impaired, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.
- 18 Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.
- 19 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 20 Prior to first occupation of the development hereby approved, details of the boundary treatment shall have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved before first occupation.
- 21 No occupation shall take place until details of external lighting has been submitted and approved in writing by the Local Planning Authority and implemented as approved.

**Report Item No: 12**

<b>APPLICATION No:</b>	EPF/1437/11
<b>SITE ADDRESS:</b>	40 Forest Drive Theydon Bois Essex CM16 7EZ
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>DESCRIPTION OF PROPOSAL:</b>	Side, front and rear extensions. Rear dormer addition.
<b>DECISION:</b>	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/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=529672](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=529672)

Members referred this application to District Development Control Committee with no recommendation following inconclusive voting, i.e. motion to refuse lost 6-7, motion to grant lost 6-7.



**Report Item No: 13**

<b>APPLICATION No:</b>	EPF/1456/11
<b>SITE ADDRESS:</b>	Wintry Park Service Station 37 Thornwood Road Epping Essex CM16 6SY
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	Construction of 10 no 2 bed and 2 no 3 bed flats with associated car parking. (Revised application)
<b>DECISION:</b>	Refused 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=529736](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=529736)

**REASONS FOR REFUSAL**

- 1 The proposed development, due to its height, bulk and massing as a single block, is excessive in scale in relation to adjacent development and overly prominent in the street scene, in this sensitive location at the edge of the built up area. It adopts a significance in the street scene that is inappropriate to its function and presents an inappropriate and out of character entrance to the historic market town of Epping and fails to demonstrate a sensitive appreciation of its effect on the adjacent forest landscape. The proposal is therefore contrary to policies CP2, DBE1, and LL3 of the adopted Local Plan and Local Plan Alterations.
- 2 The proposed development fails to make adequate provision for off street parking for both residents and visitors to the flats in a location where there is limited scope for on street parking. The proposal is therefore likely to result in indiscriminate parking on adjacent land and highways to the detriment of the character and amenity of the area. Additionally the gated entrance and lack of adequate parking space for visitors is likely to result in delays in entering the site and/ or dangerous reversing movements onto the busy B1393, to the detriment of the safe and free flow of traffic. The proposal is therefore contrary to policies CP2, ST4 and ST6 of the adopted Local Plan and Alterations.

**Report Item No: 14**

<b>APPLICATION No:</b>	EPF/1508/11
<b>SITE ADDRESS:</b>	14 Harrison Drive North Weald Essex CM16 6JD
<b>PARISH:</b>	North Weald Bassett
<b>WARD:</b>	North Weald Bassett
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of a single dwelling attached to 14 Harrison Drive. (Revised Application)
<b>DECISION:</b>	Refused Permission

**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=529890](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=529890)

**REASONS FOR REFUSAL**

- 1 The proposed new dwelling fails to provide sufficient functional, usable and private amenity space for the donor dwelling, contrary to the aims and objectives of policy DBE8 of the Adopted Local Plan and Alterations.
- 2 The proposed new dwelling would by reason of its bulk and scale in close proximity to the boundaries of the site, have an unacceptable adverse impact on neighbouring outlook and amenities, contrary to policy DBE2 of the Adopted Local Plan and Alterations.
- 3 The proposed new dwelling resulting in a terrace of 3 properties would appear at odds with the character of the wider cul-de-sac, contrary to the aims and objectives of policy DBE1 of the adopted Local Plan and Alterations