

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Plans Subcommittee B **Date:** 11 January 2006

Place: Civic Offices, Epping **Time:** 7.30 - 9.25 pm

Members Present: M Colling (Chairman), A Green (Vice-Chairman), R Glozier, Mrs A Grigg, S Metcalfe, Mrs S Perry, Mrs P K Rush, D Stallan, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

Other Councillors: (none)

Apologies: (none)

Officers Present: B Land (Assistant Head of Planning and Economic Development) and G J Woodhall (Democratic Services Officer)

47. 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.

48. MINUTES

RESOLVED:

That the minutes of the meeting held on 7 December 2005 be taken as read and signed by the Chairman as a correct record.

49. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors Mrs S Perry, C Whitbread and J M Whitehouse declared a personal interest in the following items of the agenda, by virtue of being a member of Epping Town 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:

- EPF/1839/05 – Forge Cottage, 28 Coopersale Street, Epping;
- EPF/1859/05 – Forge Cottage, 28 Coopersale Street, Epping;
- EPF/1840/05 – 76 Hemnall Street & BG Automotives, Half Moon Lane, Epping;
- EPF/1887/05 – 15 Institute Road, Coopersale, Epping; and
- EPF/2136/05 – 9 Charles Street, Epping.

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs A Grigg declared a personal interest in the following items of the agenda, by virtue of being a member of North Weald Parish 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:

- EPF/1280/05 – 94-96 High Road, North Weald; and
- EPF/1860/05 – Former Blacksmith Arms, Woodside, North Weald.

(c) Pursuant to the Council's Code of Member Conduct, Councillor R Glozier declared a personal interest in the following item 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 would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1500/05 – Greys Farm, Off Green Glade, Theydon Bois.

50. ANY OTHER BUSINESS

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

51. DEVELOPMENT CONTROL

The Sub-Committee considered a schedule of applications for planning permission.

RESOLVED:

That the planning applications numbered 1 – 10 be determined as set out in the attached schedule to these minutes.

52. 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

Minute Item 51

Item No: 1

APPLICATION No:	EPF/1839/05
SITE ADDRESS:	Forge Cottage 28 Coopersale Street Epping Essex
PARISH:	Epping
DESCRIPTION OF PROPOSAL:	Replace study with garage and replace garage with granny flat.
DECISION:	GRANT

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 finished 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	The proposed extension shall only be used as ancillary accommodation for the existing dwellinghouse and shall not be occupied as a unit separately from the dwelling known as "Forge Cottage"

Item No: 2

APPLICATION No:	CAC/EPF/1859/05
SITE ADDRESS:	Forge Cottage 28 Coopersale Street Epping Essex
PARISH:	Epping
DESCRIPTION OF PROPOSAL:	Conservation area consent for the demolition of the garage and study.
DECISION:	GRANT

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.

Item No: 3

APPLICATION No:	EPF/1840/05
SITE ADDRESS:	76 Hemnall Street and B G Automotives, Half Moon Lane Epping
PARISH:	Epping
DESCRIPTION OF PROPOSAL:	Demolition of No. 76 Hemnall Street and adjacent works, extension to Vets centre and erection of 11 no. flats.
DECISION:	REFUSED

CONDITIONS:

- 1 The proposed development by reason of its height and bulk would detract from the street scene and appear overdominant in its surroundings contrary to policy BE1 of the adopted Structure Plan and to policies DBE1 and 2 of the adopted Local Plan.
- 2 The Local Planning Authority is not satisfied that a largely residential development is appropriate at this town centre location, nor necessary as enabling this development, that results in a loss of employment opportunity contrary to policy BIW4 of the adopted Structure Plan and policy E4 of the adopted Local Plan.

Item No: 4

APPLICATION No:	EPF/1887/05
SITE ADDRESS:	15 Institute Road Coopersale, Epping Essex CM16 7QY
PARISH:	Epping
DESCRIPTION OF PROPOSAL:	Single storey side extensions and two storey rear extension.
DECISION:	GRANT

The committee were informed of the receipt of an objection from the occupier of No. 2 St Albans Road.

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.

Item No: 5

APPLICATION No:	EPF/2136/05
SITE ADDRESS:	9 Charles Street Epping Essex CM16 7AU
PARISH:	Epping
DESCRIPTION OF PROPOSAL:	Erection of car port with gates to front.
DECISION:	GRANT

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 existing garage building in the rear garden of the property shall be demolished and the materials removed from the site within one month of the new car port being brought into use.

Item No: 6

APPLICATION No:	EPF/1818/05
SITE ADDRESS:	New Farm Cottage New Farm Drive Lambourne
PARISH:	Lambourne
DESCRIPTION OF PROPOSAL:	Erection of front boundary fence.

DECISION:	GRANT
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CONDITIONS:

- 1 Within three months of the date of this notice, the fence hereby permitted shall be stained in a dark colour which shall be agreed in writing with the Local Planning Authority and shall be permanently maintained in that condition.
- 2 Within three months of the date of this notice, details of the landscaping of the site showing planting in relation to the fence hereby approved shall be submitted in writing for the approval of the Local Planning Authority, and shall be carried out within three months of approval and be permanently retained as approved thereafter.

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, 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 it written consent to any variation.

Item No: 7

APPLICATION No:	EPF/1926/05
SITE ADDRESS:	Oak Lodge New Farm Drive Lambourne Romford Essex RM4 1BT
PARISH:	Lambourne
DESCRIPTION OF PROPOSAL:	Two storey side extension.
DECISION:	GRANT

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 Prior to the commencement of the development details of the proposed surface materials for the driveway/access, 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.

- 4 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.

Item No: 8

APPLICATION No:	EPF/1280/05
SITE ADDRESS:	94 - 96 High Road North Weald Bassett Epping Essex
PARISH:	North Weald
DESCRIPTION OF PROPOSAL:	Erection of 6 no. flats with associated car parking. (Revised application)
DECISION:	GRANT

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 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 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.

- 4 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 LPA and the completed phase 1 investigation shall be submitted to the LPA 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 LPA before commencing the study and the completed phase 2 investigation with remediation proposals shall be submitted to and approved by the LPA prior to any remediation works being carried out.

Following remediation, a completion report and any necessary maintenance programme shall be submitted to the LPA for approval prior to first occupation of the completed development.

- 5 Prior to the first occupation of the flats hereby approved the access and parking areas, including motorcycle and cycle facilities shall be completed in accordance with the approved drawing No. 1501:2 Rev A. and thereafter retained.
- 6 Prior to the commencement of the development details of the proposed surface materials for the access 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 Compensatory flood storage works shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

Item No: 9

APPLICATION No:	EPF/1860/05
SITE ADDRESS:	Former Blacksmiths Arms Woodside North Weald Bassett Epping Essex CM16 6LH
PARISH:	North Weald
APPLICANT:	Kings Oak North London

DESCRIPTION OF PROPOSAL:	Demolition of existing public house and erection of 20 no. houses, access, parking and landscaping.
RECOMMENDED DECISION:	GRANT

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 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.
- 4 Details of foul and surface water disposal shall be submitted to and approved by the Local Planning Authority before any work commences and the development shall be implemented in accordance with such agreed details.
- 5 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.
- 6 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 LPA and the completed phase 1 investigation shall be submitted to the LPA 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 LPA before commencing the study and the completed phase 2 investigation with remediation proposals shall be submitted to and approved by the LPA prior to any remediation works being carried out.

Following remediation, a completion report and any necessary maintenance programme shall be submitted to the LPA for approval prior to first occupation of the completed 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.

- 8 Prior to commencement of the development a full noise survey should be carried out to establish which noise category the proposed plots fall into with regard to PPG24. Following the survey, a scheme for protecting the proposed new dwellings from noise, shall be submitted to and agreed in writing by the Local Planning Authority for any dwellings, gardens and recreation areas that fall into NEC B and C or above as detailed in PPG24. All works, which form part of the scheme, shall be completed before any of the proposed residential development is occupied.
- 9 Prior to the premises being brought into use for the purpose hereby permitted, a scheme providing for the adequate storage of refuse from this use shall be submitted to and approved by the Local Planning Authority. The scheme shall be carried out and thereafter retained at all times.
- 10 Hours of use of noisy equipment, demolition, noisy construction and deliveries should be restricted to between:

0730 - 18.30 hours Monday to Friday
0800 - 1300 hours Saturday
No work on Sunday or Bank Holidays
- 11 No bonfires should occur at any time on the site for the disposal of waste material.
- 12 Prior to any demolition on site a scheme for dealing with dust suppression shall be submitted to and approved in writing by the Local Planning Authority and thereafter any demolition work shall be carried out in accordance with such scheme.
- 13 The first 6m of any private access as measured from the highway boundary shall be treated with an approved bond material to prevent any loose material from entering the highway.
- 14 Pedestrian visibility splays of 1.5m x 1.5m as measured from the back of footpath shall be provided either side of the accesses with no obstruction above 600mm within the area of splays.
- 15 Driver to driver visibility splays shall be kept clear of any obstruction at all times.
- 16 Prior to the commencement of any development on site a scheme for street lighting along the frontage of the development to an adoptable standard shall be provided and such a scheme shall be agreed in writing by the Local Planning Authority and thereafter the scheme shall be implemented in accordance with the agreed particulars.
- 17 The development authorised by this permission shall not begin until the Local Planning Authority has approved in writing a full scheme of works for the provision of a new footway from the existing footway east of High Road on the south side of Woodside, plus a pedestrian link on the south side of Woodside at an agreed point where a tactile pedestrian crossing by dropped kerbs shall be constructed. No occupation of any part of the site shall take place until those works have been completed in accordance with the Local Planning Authorities approval and have

been certified in writing as complete by or on behalf of the Local Planning Authority.

18 At no time shall gates be erected at any vehicular access onto the highway.

19 No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the LPA and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the LPA has given its prior written consent to and variation.

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

The Arboricultural Method Statement shall also include all other relevant details, such as changes of level, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences. It shall also include the control of potentially harmful operations, such as burning, the storage, handling, and mixing of materials, and the movement of people or machinery across the site, where these are within 10m of any designated Protection Zone.

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

The Arboricultural Method Statement shall include provision for the supervision and inspection of the tree protection measures. The fencing, or other protection which is part of the approved Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the Local Planning Authority has been given in writing.

20 No development shall take place, including site clearance or other preparatory work, until all details relevant to the implementation of hard and soft landscape works and tree planting, hereafter called the Landscape Method Statement, have been submitted to the LPA, and the development shall not commence until the Landscape Method Statement has been approved by the LPA in writing. All landscape works shall be undertaken in accordance with the approved details, unless the LPA has given its prior written consent to any variation.

The Landscape Method Statement shall include as appropriate, protection of the planting areas, where appropriate by fencing, during construction; preparation of the whole planting environment, particularly to provide adequate drainage; and the provision which is to be made for weed control, plant handling and protection, watering, mulching, and the staking, tying and protection of trees. The Landscape Method Statement shall also normally include provision for maintenance for the period of establishment, including weeding, watering and formative pruning, and the removal of stakes and ties. Provision shall be made for replacement of any plant, including replacements, that are removed, are uprooted, or which die or fail to thrive,

for a period of five years from their planting, in the first available season and at the same place, with an equivalent plant, unless the LPA has given its prior written consent to any variation.

All hard and soft landscape works shall be completed prior to the occupation or use of any part of the development, unless the LPA has given its prior written consent to a programme of implementation. The hard and soft landscape works, including tree planting, shall be carried out strictly in accordance with any approved timetable.

The Landscape Method Statement shall state the provision which is to be made for supervision of the full programme of works, including site preparation, planting, subsequent management and replacement of failed plants.

- 21 Before the occupation or use of any phase or part of the development, whichever is the soonest, a Landscape Management Plan (LMP) shall be submitted to and approved by the LPA.

The LMP shall contain a statement of the long-term aims and objectives covering all elements of the implementation of the agreed landscape scheme and full details of all management and establishment operations over a five-year period, unless otherwise agreed in writing by the LPA. It shall also include details of the relevant management, and supervisory responsibilities.

The LMP shall also include provision for a review to be undertaken before the end of the five year period. A revised LMP shall be submitted for the agreement of the LPA before five years has expired. The revised details shall make similar provisions for the long term maintenance and management of the landscape scheme. The revised scheme shall also make provision for revision and updating.

The provisions of the LMP, and subsequent revisions shall be adhered to and any variation shall have been agreed beforehand in writing by the LPA. No trees, shrubs, hedges or other plants shall be removed for the duration of the Landscape Management Scheme or its revisions, without the prior written approval of the LPA. Any trees, shrubs, hedges or other plants being so removed shall be replaced in the first available planting season by an equivalent replacement or replacements to the satisfaction of the LPA. Management of the landscape scheme in accordance with the LMP or their agreed revisions shall not cease before the duration of the use of the development unless agreed in writing by the LPA.

- 22 No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

- 23 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.

Item No: 10

APPLICATION No:	EPF/1500/05
SITE ADDRESS:	Greys Farm Off Green Glade Theydon Bois
PARISH:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Erection of agricultural workers dwelling.
DECISION:	GRANT

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 occupation of the dwelling hereby approved shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.
- 3 The farmhouse shall not be subdivided from its currently associated holdings.
- 4 On or before the expiration of 28 days from the date of the first occupation of the new dwelling, the caravan at present located at the farm, and any associated base, dwarf wall or ancillary works shall be removed, and the land shall thereafter cease to be used for the stationing of a caravan.
- 5 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.
- 6 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, shall be undertaken without the prior written permission of the Local Planning Authority.
- 7 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 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.