

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

**Committee:** Area Plans Subcommittee B                      **Date:** 8 March 2006

**Place:** Civic Offices, Epping                                      **Time:** 7.30 - 8.25 pm

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

**Other Councillors:** (none)

**Apologies:** R Glozier, S Metcalfe and J M Whitehouse

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

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### **59. 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.

### **60. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 8 February 2006 be taken as read and signed by the Chairman as a correct record, subject to the following amendments to minute 55 (Declarations of Interest):

(e) Pursuant to the Council's Code of Member Conduct, Councillor R Glozier declared a personal interest in the following items of the agenda, by virtue of being a member of Theydon Bois Parish Council. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1869/05 – Land adjacent Ivy Cottage, Coppice Row, Theydon Bois;
- EPF/2030/05 – Wansfell College, 30 Piercing Hill, Theydon Bois;
- EPF/2031/05 – Former Caretaker's House, Wansfell College, 30A Piercing Hill, Theydon Bois; and
- EPF/2106/05 – 2 Morgan Crescent, Theydon Bois.

(f) Pursuant to the Council's Code of Member Conduct, Councillor Mrs K Rush declared a personal interest in the following items of the agenda, by virtue of being a former member of the Board of Governors for Wansfell College. 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:

- EPF/2030/05 – Wansfell College, 30 Piercing Hill, Theydon Bois; and
- EPF/2031/05 – Former Caretaker's House, Wansfell College, 30A Piercing Hill, Theydon Bois.

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

- EPF/2030/05 – Wansfell College, 30 Piercing Hill, Theydon Bois; and
- EPF/2031/05 – Former Caretaker's House, Wansfell College, 30A Piercing Hill, Theydon Bois.

#### **61. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillors Mrs S Perry and C Whitbread declared a personal interest in the following item 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 application and voting thereon:

- EPF/0156/06 – 2 Western Avenue, Epping.

(b) 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 the applicant being known to the Councillor. 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/0156/06 – 2 Western Avenue, Epping.

(c) 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 Parish Council. The Councillor had determined that her interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1754/06 – Ruallan, High Road, North Weald.

(d) 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 her husband being a member of North Weald Golf Club. The Councillor had determined that her interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/2112/05 – North Weald Golf Club, Rayley Lane, North Weald.

#### **62. ANY OTHER BUSINESS**

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

**63. DEVELOPMENT CONTROL**

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

**RESOLVED:**

That the planning applications numbered 1 – 4 be determined as set out in the attached schedule to these minutes.

**64. DELEGATED DECISIONS**

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

**CHAIRMAN**

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**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/2188/05
<b>SITE ADDRESS:</b>	The Stables Marcris House Coopersale Lane Theydon Bois Epping Essex CM16 7NS
<b>PARISH:</b>	Theydon Bois
<b>DESCRIPTION OF PROPOSAL:</b>	Conversion and extension of stables into residential accommodation.
<b>DECISION:</b>	<b>GRANT</b>

**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 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.
- 4 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 and E shall be undertaken without the prior written permission of the Local Planning Authority.
- 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) have been submitted to and approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle artefacts and structures, including signs and lighting and functional services above and below ground. Details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers / densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall

be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 6 Prior to the commencement of the development details of the proposed surface materials for the proposed driveway 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 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 8 Before the building is occupied, a suitably surfaced area shall be provided, and thereafter maintained to the satisfaction of the Local Planning Authority, within the curtilage of the site to enable a vehicle to turn and leave the property in forward gear. Details of this should be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development.
- 9 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.

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**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0156/06
<b>SITE ADDRESS:</b>	2 Western Avenue Epping Essex CM16 4JR
<b>PARISH:</b>	Epping
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of 3 bedroom detached house (Revised application).
<b>DECISION:</b>	<b>REFUSE</b>

**REASONS:**

- 1 The proposed dwelling would appear cramped in the street scene and would thus be out of character at this prominent location, contrary to policy DBE1 of the adopted Local Plan.
- 2 The proposed dwelling, due to its size and proximity to the rear boundary, would appear visually intrusive and dominant from no. 5 Centre Drive and thus contrary to policy DBE9 of the adopted Local Plan.
- 3 The proposed development would exacerbate the problems of inadequate off-street parking in a road of considerable kerbside parking pressure and would thus be detrimental to highway safety contrary to policy T17 of the adopted Local Plan.

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**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1754/05
<b>SITE ADDRESS:</b>	Ruallan High Road North Weald Bassett Epping Essex
<b>PARISH:</b>	North Weald
<b>DESCRIPTION OF PROPOSAL:</b>	Removal of agricultural occupancy condition.
<b>DECISION:</b>	<b>REFUSE</b>

**REASONS:**

1	The site is within the Metropolitan Green Belt where permission for new dwellings is not given except where such dwellings are essential to the needs of agriculture. Permission was originally granted for this dwelling based on this agricultural need. The Local Planning Authority is not satisfied that the market has been sufficiently tested on the correct basis and is therefore of the view that insufficient justification has been put forward to support the removal of the occupancy condition, contrary to policy GB17 of the adopted Local Plan.
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**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/2112/05
<b>SITE ADDRESS:</b>	North Weald Golf Club Rayley Lane North Weald

<b>PARISH:</b>	North Weald
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey side extension to existing club house and barn conversion to create bedroom accommodation for visitors and members of North Weald Golf Club. (Revised application)
<b>DECISION:</b>	<b>GRANT</b>

**CONDITIONS:**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Prior to the commencement of the development details of secure covered cycle parking and motorcycle parking provision shall be submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be completed and made available before the first use of the hotel facility hereby approved and thereafter retained.
- 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 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.

6	The hotel hereby approved shall only be used to provide accommodation for members, or users of the North Weald Golf Club golfing and leisure facilities and not used for any other purpose unless previously approved in writing the Local Planning Authority.
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