

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

**Committee:** Area Planning Subcommittee East    **Date:** 23 January 2013

**Place:** Council Chamber, Civic Offices, High Street, Epping    **Time:** 7.30 - 9.52 pm

**Members Present:** A Boyce (Chairman), K Avey, Mrs H Brady, T Church, P Gode, Mrs A Grigg, D Jacobs, P Keska, Mrs M McEwen, R Morgan, J Philip, B Rolfe, D Stallan, G Waller, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

**Other Councillors:**

**Apologies:** Mrs S Jones and W Breare-Hall

**Officers Present:** A Hendry (Democratic Services Officer), J Shingler (Principal Planning Officer), C Neilan (Landscape Officer & Arboriculturist) and J Leither (Democratic Services Assistant)

### **62. 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.

### **63. 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.

### **64. ELECTION OF VICE-CHAIRMAN**

In the absence of the Vice-Chairman, the Panel agreed that Councillor R Morgan be elected the Vice-Chairman for the duration of the meeting.

### **65. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 19 December 2012 be taken as read and signed by the Chairman as a correct record.

### **66. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillors R Morgan, declared a disclosable pecuniary interest in the following item of the agenda by virtue of having used the establishment and having booked the venue. The Councillors advised that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/2513/11 – Mulberry House, Chelmsford Road, Ongar

(b) Pursuant to the Council's Code of Member Conduct, Councillors T Church and J Philip declared a disclosable pecuniary interest in the following items of the agenda. The Councillors had determined that their interests were prejudicial and they would leave the meeting for the consideration of the applications and voting thereon:

- EPF/1924/12 – 261 High Street, Epping; and
- EPF/1938/12 – 261 High Street, Epping.

(c) Pursuant to the Council's Code of Member Conduct, Councillor Mrs H Brady declared a non pecuniary interest in the following items of the agenda. The Councillor advised that she would remain in the meeting for the duration of the discussion on the items and voting thereon:

- EPF/1996/12 – Valley View, Curtis Mill Lane, Stapleford Abbots;
- EPF/2155/12 – The Old Rectory, Mount Road, Theydon Mount; and
- EPF/2264/12 – Greenacres Farm, Bournebridge Lane, Stapleford Abbots.

**67. ANY OTHER BUSINESS**

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

**68. DEVELOPMENT CONTROL**

**RESOLVED:**

That the planning applications numbered 1 – 11 be determined as set out in the schedule attached to these minutes.

**69. 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/2449/12
<b>SITE ADDRESS:</b>	Spriggs Oak Palmers Hill Epping Essex CM16 6SE
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/07/98 T3 - Sycamore - Fell T5 - Box Elder - Fell
<b>DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=544360](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=544360)

## CONDITIONS

- 1 Two replacement trees, of a species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted and inspected and agreed to be in accordance with the details prior to implementation of the felling hereby agreed, unless varied with a 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, or dies, or becomes seriously damaged and defective another tree of the same species and size of that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 2 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.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/2513/11
<b>SITE ADDRESS:</b>	Mulberry House Chelmsford Road High Ongar Essex CM5 9NL
<b>PARISH:</b>	High Ongar
<b>WARD:</b>	High Ongar, Willingale and the Rodings
<b>DESCRIPTION OF PROPOSAL:</b>	Amended Masterplan proposal (including revised car park arrangement and landscaping proposals) for the demolition of structures including (chalet bedroom wing (17 Rooms), various outbuildings and hard standings associated with temporary marquee). Erection of replacement building to provide dining room, dedicated kitchen, reception lounge, 25 guest bedrooms and basement containing meeting room, office, gym and plant room. (Associated car parking and landscaping)
<b>DECISION:</b>	Grant Permission (Subject to Legal Agreement)

**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=533513](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=533513)

Members agreed to grant permission subject to the conditions set out below and subject to the completion within 3 months of a legal agreement under Section 106 of the Town & Country Planning Act 1990, to secure the following:

1. The removal of structures including the rockeries, marquee, hard standing and access road within 3 months of the first occupation of the extension;
2. To complete works to repair the garden wall within 3 months of the first occupation of the extension; and
3. Not at any time following the grant of planning permission to implement the additional car park, permitted under planning application ref: EPF/2132/00.

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 No development shall take place until samples 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. For the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.

- 3 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: Location Map; Location Plan; 0907/103 rev. A; 0907/103.1 rev. A; 0907/104 rev. A; 0907/105; 0907/106; 0907/107; 0907/108; 0907/109 rev. A; 0907/110 rev. B; 0907/111 rev. B; 0907/112 rev. B; 0907/113 rev. B; and 0907/114 and the Arboricultural Method Statement (May 2011).
- 4 Other than on New Year's Eve, the use of the dining/bar/reception room by guests shall cease at 23.30 on any day.
- 5 No amplified live music shall be played externally, nor other amplified noise source deployed externally nor shall fireworks be set off within the application site.
- 6 Any internally generated noise source shall be limited to 85dB(A)Lamax. All equipment and fittings installed in accordance with this condition shall thereafter be retained as approved in a functioning condition and maintained in accordance with their manufacturers' instructions, unless the Local Planning Authority has given its prior written consent to any variation.
- 7 No external lighting or hard landscaping (for example paths) shall be erected within the site without the prior written agreement of the Local Planning Authority.
- 8 Additional drawings that show details of proposed new windows, doors, rooflights, eaves, verges, fascias, cills, structural openings and junctions with the existing building, by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the LPA in writing prior to the commencement of any works.
- 9 Details and colours of all external pipes, extracts, grilles, flues, lights and any alarm boxes or satellite dishes to be fixed to the fabric of the building shall be submitted to and approved by the LPA prior to their installation.
- 10 A sample panel of brickwork shall be constructed on site showing the proposed brickbond, mortar mix and pointing profile to be used on the new build, to be agreed in writing with the LPA.
- 11 A schedule of works describing the proposed repairs to the garden wall, including the removal of wiring and lights, shall be submitted to and agreed in writing with the LPA prior to the commencement of works.
- 12 Prior to the commencement of the development hereby approved, details of surface water drainage shall be submitted to the Local Planning Authority for approval in writing. The development shall proceed in accordance with the agreed details.
- 13 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.

- 14 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.
- 15 A Landscape Management Plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.
- 16 No more than 140 guests shall be present on the site at any one time.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1924/12
<b>SITE ADDRESS:</b>	261 High Street Epping Essex CM16 4BT
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	Conversion of office space (disused) into 3 no. self contained flats and alterations to existing bedsits into a single self contained flat.
<b>DECISION:</b>	Refuse Permission

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

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=542180](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=542180)

Following the Members site visit to the premises on Saturday, 20<sup>th</sup> January, the view was that this busy town centre site, accessed via a narrow road from the High Street was not an appropriate location to allow additional residential units with no allocated parking spaces. Members considered that the lack of parking would result in more on street parking to the detriment of the amenity of the area and also may result in additional harmful traffic movements from visitors attempting to access the rear area only to find no parking available.

Epping has high car ownership levels and anyone occupying the site is likely to have a car. Whilst the Council had been positive and proactive in visiting the site and seeking a solution through the provision of on site parking, as the applicant had indicated to the case officer that such space could not be provided, the Members considered that the application was contrary to the adopted car parking policy.

The application was refused for the following reason:

**REASON FOR REFUSAL**

- 1 The proposal fails to provide adequate off street car parking facilities for residents and visitors, contrary to policy ST6 of the Adopted Local Plan and Alterations.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/1938/12
<b>SITE ADDRESS:</b>	261 High Street Epping Essex CM16 4BT
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	Grade II listed building application for the conversion of office space (disused) into 3 no. self contained flats and alterations to existing bedsits into a single self contained flat.
<b>DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=542243](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=542243)

**CONDITIONS**

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 08003.SP, 08003.002 Rev: P1, 08003.003 Rev: P1, 08003.004 Rev: P1
- 3 The doors to be removed to create the new layout of Flat 1, as shown on drawing No. 08003.004 Rev: P1, shall be reused within Flat 1 and retained as such thereafter.
- 4 Any new doors or additional works required to address Building Regulations shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of these works taking place.



**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/1996/12
<b>SITE ADDRESS:</b>	Valley View Curtis Mill Lane Stapleford Abbots Romford Essex RM4 1HS
<b>PARISH:</b>	Stapleford Abbots
<b>WARD:</b>	Passingford
<b>DESCRIPTION OF PROPOSAL:</b>	Part retrospective application for the change of use of land to include stationing of caravans for occupation by gypsy-traveller family with new access, fencing, gates, hardstanding, utility block and cess pool/septic tank.
<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=542497](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=542497)

Members referred this application to District Development Control Committee with a recommendation for approval.

**CONDITIONS**

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: Plan 1, Plan 2 and Plan 3
- 2 The change of use of the land and the siting of the mobile home hereby permitted shall be for the benefit of Ms Emma Stevens and Mr Jack Smith and their resident dependants, and shall be for a limited period ending in January 2017, or at such time the premises are no longer occupied by the persons named above, whichever is the shorter.
- 3 When the land ceases to be occupied by those named in condition 1 above, or at the end of January 2017, whichever shall first occur, the use hereby permitted shall cease and all caravans, buildings, structures, materials and equipment brought on to the land, or works undertaken to it in connection with the use shall be removed and the land restored to its condition before the development took place.
- 4 No more than 2 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 shall be stationed on the site at any time.
- 5 Unless within 3 months of the date of this decision a Flood Risk Assessment is submitted in writing to the Local Planning Authority for approval, and unless the approved scheme is implemented within 3 months of the Local Planning Authority's approval, the use of the site hereby permitted shall cease until such time as a Flood

Risk Assessment is approved and implemented; and if no scheme in accordance with this condition is approved within 18 months of the date of this decision, the use of the site hereby permitted shall cease until such time as a scheme approved by the Local Planning Authority is implemented.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/2020/12
<b>SITE ADDRESS:</b>	9 Lynceley Grange Epping Essex CM16 6RA
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	Ground floor rear extension and loft conversion, with front dormer windows and raising of the ridge level to match adjacent dwellings.
<b>DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=542601](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=542601)

**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.

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/2137/12
<b>SITE ADDRESS:</b>	Threeways House Epping Road Ongar Essex CM5 0BE
<b>PARISH:</b>	Ongar
<b>WARD:</b>	Shelley
<b>DESCRIPTION OF PROPOSAL:</b>	Minor material amendment to EPF/1333/09 (Erection of 4 bedroom house) to include alterations to fenestration and the addition of roof lights to form a second floor of accommodation.
<b>DECISION:</b>	Refuse Permission

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

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=543077](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=543077)

Whilst Officers on balance had considered there was a way forward, Members considered the proposal and came to the conclusion that the additional accommodation achieved resulting in a 5 bedroom, 3-storey house, and the increase and change in windows, was such that the new house amounts to an overdevelopment of the plot, out of keeping with surrounding properties and the character of the area, and results in a significant perception of overlooking that is harmful to surrounding residential amenity. It was not considered that these concerns could be overcome by conditions.

The application was therefore refused for the following reasons:

**REASONS FOR REFUSAL**

- 1 The development of a five bedroom house over three floors on this backland plot amounts to overdevelopment harmful to the established character and amenity of the area and contrary to policy CP7 of the adopted Local Plan and Alterations.
- 2 The development results in excessive visual impact when viewed from adjacent properties, and windows at first floor level and within the roof increase the perception of being overlooked to an unacceptable degree. These factors result in excessive harm to the residential amenities of neighbours, contrary to policies DBE2 and DBE9 of the adopted Local Plan and Alterations.

**Report Item No: 8**

<b>APPLICATION No:</b>	EPF/2147/12
<b>SITE ADDRESS:</b>	Land adjacent to 42 London Road Abridge Romford Essex RM4 1UX
<b>PARISH:</b>	Lambourne
<b>WARD:</b>	Lambourne
<b>DESCRIPTION OF PROPOSAL:</b>	Outline planning application for a three bedroom detached house (with all matters reserved).
<b>DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=543100](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=543100)

**CONDITIONS**

- 1 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the approval of the last of the reserved matters as defined in condition 2 below, whichever is the later.
- 2
  - a) Details of the reserved matters set out below ("the reserved matters") shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:
    - (i) layout;
    - (ii) scale;
    - (iii) appearance;
    - (iv) access; and
    - (v) landscaping.
  - b) The reserved matters shall be carried out as approved.
  - c) Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.
- 3 No development shall take place, including works of demolition or site clearance, until an Arboricultural Implication Assessment and Tree Constraint plan, concurrently with the detailed site layout, has been submitted to and approved in writing by the Local Planning Authority. This should be drawn up in accordance with BS 5837:2012 (Trees in relation to design, demolition and construction - Recommendations) .
- 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 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan, Arboricultural Method Statement and site monitoring schedule in accordance with BS 5837:2012 (Trees in relation to design, demolition and construction - Recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 6 An assessment of flood risk, focussing on surface water drainage, shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The development shall be carried out and maintained in accordance with the approved details.
- 7 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site.

Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the Local Planning Authority contacted and a scheme to investigate the risks and / or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the Local Planning Authority prior to the recommencement of development works.

Following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.

- 8 There should be no obstruction between ground level and a maximum height of 2m within a 2.4m wide parallel band visibility splay as measured from and along the nearside edge of the carriageway across the entire site frontage to include the existing no.42 property and the proposed dwelling. Such vehicular visibility splay shall be provided prior to first occupation of the proposed development and retained free of any obstruction at all times.
- 9 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.

- 10 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary of the site.
- 11 Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway.
- 12 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.
- 13 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 08.00 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

**Report Item No: 9**

<b>APPLICATION No:</b>	EPF/2155/12
<b>SITE ADDRESS:</b>	The Old Rectory Mount Road Theydon Mount Epping Essex CM16 7PW
<b>PARISH:</b>	Theydon Mount
<b>WARD:</b>	Passingford
<b>DESCRIPTION OF PROPOSAL:</b>	Replacement dwelling.
<b>DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/Anitelm.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=543141](http://planpub.eppingforestdc.gov.uk/Anitelm.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=543141)

**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 dwellinghouse at the application site shall be completely demolished prior to the commencement of works to construct the replacement dwelling hereby approved.
- 3 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 949.10, 949.11, 949.16, 949.17, 949.18, 949.19, 949.20 and 949.21
- 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 enlargement of the house, including any addition to its roof, and no building buildings generally permitted by virtue of Classes A, B and E of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 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.
- 6 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 within the first planting season following the



substantial completion of the house hereby approved.

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.

- 7 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such approved details.
- 8 Prior to first occupation of the development hereby approved, the proposed upper floor window openings in the northern and southern flank elevations shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 9 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.
- 10 No development shall take place until wheel washing facilities for vehicles leaving the site during construction works have been installed. The wheel washing facilities shall be used to clean vehicles immediately before leaving the site.
- 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 08.00 to 17.00 Monday to Friday and at no time during weekends and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

**Report Item No: 10**

<b>APPLICATION No:</b>	EPF/2192/12
<b>SITE ADDRESS:</b>	11A Lancaster Road North Weald Bassett Epping Essex CM16 6JA
<b>PARISH:</b>	North Weald Bassett
<b>WARD:</b>	North Weald Bassett
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of fencing (1.8m in height) and change of use of land, currently in use for parking of residents vehicles, to residential curtilage.
<b>DECISION:</b>	Refuse 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=543287](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=543287)

Members considered that the proposed fencing would have a significantly adverse impact on the character, visual amenity and openness of the area and that the provision of fencing along the entrance to the adjacent parking area would unacceptably obstruct sight lines such that drivers would be unable to see pedestrians on the footpath until they had already crossed the footway. This would be likely to result in harm to pedestrian safety. Whilst officers are content to be positive and proactive in discussing at pre-application stage, should the applicant consider revising this proposal through the submission of a new planning application, it does not appear that ultimately there is a way forward.

The application was therefore refused for the following reason:

**REASON FOR REFUSAL**

- 1 The proposed fencing, due to its height, position and design would be harmful to the character, visual amenity and openness of the area, contrary to policy CP7 of the adopted Local Plan and Alterations.
- 2 The proposed fence, due to its height and position adjacent to the access to an established parking area will unacceptably obstruct sight lines for drivers exiting the parking area, such that there will be significant danger to pedestrians using the footpath along the southern side of Lancaster Road. The proposal is therefore contrary to policy ST4 of the adopted Local Plan and Alterations.

**Report Item No: 11**

<b>APPLICATION No:</b>	EPF/2274/12
<b>SITE ADDRESS:</b>	Greenacres Farm Bournebridge Lane Stapleford Abbots Essex RM4 1LT
<b>PARISH:</b>	Stapleford Abbots
<b>WARD:</b>	Passingford
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing bungalow, domestic outbuildings, B1 office building, B1/B8 workshop/storage buildings and cessation of open storage use and the erection of two, two storey detached houses ( amendments to previously approved scheme including repositioning of new house on plot 1 and redesign of house on plot 2)
<b>DECISION:</b>	Grant Permission (Subject to Legal Agreement)

**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=543682](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=543682)

Members agreed to grant this application subject to a legal agreement to be signed within 3 months which accords with the previously signed Unilateral Undertaking submitted with EPF/2613/11, and in addition prevents the implementation of EPF/2613/11.

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 No construction works above ground level shall take 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. 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 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Classes A, B, C, and E shall be undertaken to the two new dwellings hereby approved, or to the existing main dwelling to be retained on the site, without the prior written permission of the Local Planning Authority.

- 5 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.
- 6 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 planting on the west boundary of the site), 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.
- 7 Details of the sustainable drainage system to be used on this site shall be submitted to and approved by the local planning authority before any works commence on site, and once approved these details shall be implemented in full on site.
- 8 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.
- 9 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]
- 10 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]

- 11 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]
- 12 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.
- 13 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.
- 14 The area of the site to the south and west of the line delineating the extent of the domestic gardens, as shown on plan number 2472-3C, shall remain in use as agricultural land and shall not be used for any other purpose, including use as domestic gardens.

- 15 The two dwellings hereby approved shall not be occupied before the buildings shown to be removed in this application are demolished and the land made good. Similarly all outside storage, for example of machinery, equipment, and building materials, including containers, shall be removed from the site and the land made good before the dwellings hereby approved are occupied.
- 16 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 2472-03C; 2472-05; Draft-1; 2472 -01, and an Arboricultural Tree Report produced by Phelps Associates dated 4th December 2012 ref PA.S740.