

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Plans Subcommittee C **Date:** 12 April 2006

Place: Civic Offices, Epping **Time:** 7.30 - 9.15 pm

Members Present: K Wright (Chairman), R Morgan (Vice-Chairman), P Gode, Mrs H Harding, D Jacobs, D Kelly and Mrs M McEwen

Other Councillors: (none)

Apologies: Mrs D Collins

Officers Present: R Bintley (Principal Planning Officer), K Durrani (Environmental Services) and G J Woodhall (Democratic Services Officer)

Also in Attendance: D Cole (Cleanaway Ltd).

72. 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.

73. MINUTES

RESOLVED:

That the minutes of the meeting held on 15 March 2006 be taken as read and signed by the Chairman as a correct record.

74. DECLARATIONS OF INTEREST

(a) 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 having been a friend and neighbour of the applicant for 35 years. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/1991/05 – Laughters Farm, Faggoters Lane, High Laver.

(b) Pursuant to the Council's Code of Member Conduct, Councillor D Jacobs declared a personal interest in the following item of the agenda, by virtue of being the Portfolio Holder that had recommended the scheme for the Cabinet's approval. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/0409/06 – Bobbingworth Former Landfill Site, Moreton Road, Moreton.

(c) Pursuant to the Council's Code of Member Conduct, Councillors K Wright, P Gode and D Jacobs declared a personal interest in the following items of the agenda,

by virtue of being a member of Ongar Town Council. The Councillors had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0262/06 – 128B, High Street, Ongar; and
- EPF/0311/06 – 53 Cloverley Road, Ongar.

75. ANY OTHER BUSINESS

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

76. 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.

77. 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

APPLICATION No:	EPF/1991/05
SITE ADDRESS:	Laughters Farm Faggoters Lane High Laver Harlow Essex CM17 0NU
PARISH:	Moreton, Bobbingworth and the Lavers
DESCRIPTION OF PROPOSAL:	Change of use of the existing farm buildings into two farm dwellings.
DECISION:	

Referred to Development Committee with recommendation to Grant

Report Item No: 2

APPLICATION No:	EPF/0409/06
SITE ADDRESS:	Bobbingworth Former Landfill Site Moreton Road Moreton Ongar Essex
PARISH:	Moreton, Bobbingworth and the Lavers
DESCRIPTION OF PROPOSAL:	Restoration and remediation of Bobbingworth former Landfill site for the development of a 'Pocket Park' including the construction of a Leachate Treatment Plant, improvements to site access and a parking area for disabled visitors.
DECISION:	GRANT

The committee's attention was drawn to four additional letters from neighbours together with comments from the Town Council.

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 Within three months of the commencement of the development on site full details concerning the management and treatment of leachate shall be submitted to and agreed in writing by the Council. All systems shall be maintained whilst leachate management and treatment occurs on site. Any amendment or alterations to the systems including the cessation of the systems operation shall be agreed in writing

by the Local Planning Authority before changes are made.

- 3 All work on site, which is audible at the boundary of noise sensitive premises, shall only take place on site between the hours of 08.00 to 18.00 Monday to Friday and 08.00 to 13.00 on Saturday and at no time on Sundays and Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 4 During the construction phase, suitable noise barriers shall be erected between the development and nearby noise sensitive premises. The placement, design, and specification of the barriers shall be agreed in writing by the Local Planning Authority before being installed. The barriers shall be removed when remediation of the site has been completed.
- 5 Before development commences a protocol for the mitigation of noise during the construction phase of the development shall be submitted to and agreed in writing by the Local Planning Authority. The protocol shall be adhered to at all times and any deviations shall be agreed in writing with the Local Planning Authority before any changes are made.
- 6 The rating level of noise (as defined by BS 4142:1997) emitted from the leachate treatment plant shall not exceed 5dB(A) above the prevailing background noise level. The measurement position and assessment shall be made in accordance with BS4142:1997.
- 7 Before commencement of development a protocol for the mitigation of dust during construction shall be submitted to and agreed in writing by the Local Planning Authority. The protocol shall be adhered to at all times and any deviation shall be agreed in writing by the Local Planning Authority before changes are made.
- 8 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. The facilities shall be installed prior to commencement of any works on site and shall be used to clean vehicles leaving the site.
- 9 No material shall be imparted to the site that will cause an offensive odour to be detectable beyond the site boundary unless prior approval is agreed in writing by the Local Planning Authority.
- 10 Before development commences a protocol for the mitigation of foul odours during the construction phase of the development shall be submitted to and agreed in writing by the Local Planning Authority. The protocol shall be adhered to at all times, and any changes or deviation from the protocol shall be agreed by the Local Planning Authority before any changes are made.
- 11 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

- 12 Within 3 months of the start of work on site a scheme of landscaping and a statement of the method of its implementation shall be submitted to the Local Planning Authority and agreed 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.

- 13 Prior to work starting on site a protocol for the mitigation of problems associated with traffic movements to and from the site shall be submitted to and agreed by the Local Planning Authority. The works shall then be carried out in accordance with the agreed protocol. Any changes must be agreed in writing by the Local Planning Authority before any changes are made. The protocol shall set out the maximum number of lorry movements bringing soil to the site. The hours during which lorries can access the site and the route by which lorries will access and egress the site from the A414 together with mitigation measures.

- 14 The measures set out in the planning application for the protection of badgers, grass snakes and other reptiles shall be undertaken under the supervision of a qualified ecologist.

- 15 Details of works to improve the two access points to the site shall be submitted to and agreed in writing by the Local Planning Authority and shall be carried out prior to the start of works on site.

Report Item No: 3

APPLICATION No:	EPF/0262/06
SITE ADDRESS:	128B High Street Ongar Essex CM5 9JH
PARISH:	Ongar

DESCRIPTION OF PROPOSAL:	Change of use of first floor office and addition of further floor to create maisonette.
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 development details of the provision of secure parking for powered two-wheeled vehicles and for cycles shall be submitted to and approved by the Local Planning Authority. Such provision shall be made and retained permanently for use by occupiers of these premises.
- 4 During the course of building works no obstruction shall be allowed to occur to the adjacent service access routes unless previously agreed with the users of these routes.

Report Item No: 4

APPLICATION No:	EPF/0311/06
SITE ADDRESS:	53 Cloverley Road Ongar Essex CM5 9BX
PARISH:	Ongar
DESCRIPTION OF PROPOSAL:	New dwelling to rear of 53 Cloverley Road and garages; and demolition of existing building. (Re-submission)
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 Prior to first occupation of the building hereby approved the proposed window openings in the bathroom and shower-room shall be fitted with obscured glass and shall be permanently retained in that condition.
- 5 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 6 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the garage(s) hereby approved shall be retained so that it is capable of allowing the parking of cars together with any ancillary storage in connection with the residential use of the site, and shall at no time be converted into a room or used for any other purpose.
- 7 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.
- 8 No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

If any tree shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub, or hedge shall be planted at the same place, and that tree, shrub, or hedge shall be of such size, specification, and species, and should be planted at such time as may be specified in writing by the Local Planning Authority.

If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 9 Before the commencement of the development or any works on site, details of the landscaping of the site, including retention of trees and other natural features, shall be submitted in writing for the approval of the Local Planning Authority, and shall be carried out as approved.
- 10 Prior to the commencement of the development details of the proposed surface materials for the 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.

- 11 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.
- 12 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.