

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee East **Date:** 15 January 2014

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 10.05 pm

Members Present: Mrs S Jones (Chairman), P Keska (Vice-Chairman), W Breare-Hall, Mrs H Brady, Mrs A Grigg, D Jacobs, 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: K Avey, A Boyce and T Church

Officers Present: S Solon (Principal Planning Officer), J Leither (Democratic Services Assistant) and P Seager (Webcast Officer)

75. 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.

76. 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.

77. MINUTES

RESOLVED:

That the minutes of the meeting held on 4 December 2013 be taken as read and signed by the Chairman as a correct record.

78. 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 the applicant being known to the Councillor. The Councillor had determined that his interest was non-pecuniary and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2280/13 – The Maltings, Matching Green.

(b) Pursuant to the Council's Code of Member Conduct, Councillors Mrs J H Whitehouse and J M Whitehouse declared a personal interest in the following item of the agenda by virtue of being Members of the Epping Society. The Councillors had determined that their interest was non-pecuniary and would remain in the meeting for the consideration of the application and voting thereon:
- EPF/2362/13 – 21 Stewards Close, Epping.

(c) Pursuant to the Council's Code of Member Conduct, Councillors Mrs S Jones and J Philip declared a personal interest in the following item of the agenda by virtue of the Objector being known to them by attending their Parish Surgery. The Councillors had determined that their interest was non-pecuniary and would remain in the meeting for the consideration of the application and voting thereon:
- EPF/2052/13 – 27 Purlieu Way, Theydon Bois.

(d) Pursuant to the Council's Code of Member Conduct, Councillor Mrs H Brady declared a personal interest in the following items of the agenda, by virtue of them being in her ward. The Councillor had determined that her interest was non-pecuniary and would remain in the meeting for the consideration of the application and voting thereon:
- EPF/1912/13 – Top View Farm, Navestock.
- EPF/2075/13 – Brook House Farm Barn, Stapleford Tawney.

79. ANY OTHER BUSINESS

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

80. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 – 8 be determined as set out in the schedule attached to these minutes.

81. 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/1912/13
SITE ADDRESS:	Top View Farm Curtis Mill Lane Navestock Romford Essex RM4 1HS
PARISH:	Stapleford Abbotts
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Stationing of mobile home for agricultural worker (retrospective)
DECISION:	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=553812

The Committee found the agricultural business at Top View Farm was not viable because there were significantly less than 1000 chickens present at the farm when it was inspected by an expert agricultural consultant employed by the Council. Members did not find the applicant's explanation that she had disposed of unproductive chickens and needed to restock an adequate explanation for the shortfall.

Members found the numbers of chickens at the farm inconsistent with the evidence of financial viability submitted by the applicant. They indicated the way forward for the applicant is to provide further evidence of the size of the flock at Top View Farm. However, in view of the planning and planning enforcement history, Members made clear the Committee expects Officers to take action to secure compliance with an effective enforcement notice requiring removal of the mobile home.

REASON FOR REFUSAL

- 1 The mobile home is not demonstrably essential for the purposes of an agricultural enterprise since the information submitted in support of the proposal does not adequately demonstrate the viability of the enterprise carried out at Top View Farm. As a consequence the proposal is inappropriate development in the Green Belt that is contrary to Local Plan and Alterations Policies GB2A and GB17A, which are consistent with the policies of the National Planning Policies Framework.

Report Item No: 2

APPLICATION No:	EPF/2052/13
SITE ADDRESS:	27 Purlieu Way Theydon Bois Epping Essex CM16 7EH
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Two storey and single storey side and rear extensions.
DECISION:	Deferred

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

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=554637

Members deferred making a decision on the application to allow for the Committee to inspect the site. Members were particularly concerned about the potential impact on the living conditions of the detached neighbour, 29 Purlieu Way.

Report Item No: 3

APPLICATION No:	EPF/2075/13
SITE ADDRESS:	Brook House Farm Barn Epping Lane Stapleford Tawney Romford Essex RM4 1ST
PARISH:	Theydon Mount
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Private stables and log store.
DECISION:	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=554753

Members found the proposal was not inappropriate in the Green Belt and that the harm that would be caused to openness would not be disproportionate to the need for the development. However they were concerned to ensure the proposal did not cause excessive harm to the living conditions of neighbours. To that end, Members found a way forward would be for the proposed building to be resited out of alignment with the front elevation of 'The Barn' and to address the impact of the vehicular access to the site, which is opposite 'The Barn'

REASON FOR REFUSAL

- 1 By reason of its siting opposite neighbouring dwellings the proposal would be harmful to the outlook from those dwellings, particularly 'The Barn'. The degree of harm caused to the living conditions of 'The Barn' would be excessive, therefore the proposal is contrary to Local Plan and Alteration policy DBE9, which is consistent with the National Planning Policy Framework.

Report Item No: 4

APPLICATION No:	EPF/2245/13
SITE ADDRESS:	Land adjacent to 171 High Road North Weald Bassett Epping Essex CM16 6EB
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Erection of detached house with 4 bedrooms. (Revised application to EPF/1722/13.)
DECISION:	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=555772

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 839/01, 839/02c, 839/03d, 839/04c, 839/05b, 839/06c
- 3 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.
- 4 Prior to first occupation of the development hereby approved, the proposed window opening(s) in the] flank elevation(s) 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.
- 5 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.
- 6 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]

- 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 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, 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 an 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.

- 10 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.
- 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 unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary of the site.
- 13 Prior to the commencement of works on site, the boundary between the two properties shall be erected. This is to ensure that the alder tree in the rear garden of 171 High Road is protected from damage during construction works.
- 14 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The assessment shall demonstrate that adjacent properties shall not be subject to increased flood risk and, dependant upon the capacity of the receiving drainage, shall include calculations of any increased storm run-off and the necessary on-site detention. The approved measures shall be carried out prior to the substantial completion of the development hereby approved and shall be adequately maintained in accordance with the approved management and maintenance plan.

Report Item No: 5

APPLICATION No:	EPF/2280/13
SITE ADDRESS:	The Maltings Matching Green Essex CM17 0QE
PARISH:	Matching
WARD:	Hastingwood, Matching and Sheering Village
DESCRIPTION OF PROPOSAL:	Proposed 3 no. detached dwellings.
DECISION:	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=555998

REASON FOR REFUSAL

- 1 The proposed development would not constitute a limited infill within a village and as such would be inappropriate development harmful to the openness of the Green Belt. No very special circumstances exist that clearly outweigh this harm. Therefore the proposal is contrary to the guidance contained within the National Planning Policy Framework and policies CP2 and GB2A of the adopted Local Plan and Alterations.
- 2 The principle of the proposed development and the design of the dwellings would be detrimental to the character and appearance of the conservation area and would harm its significance as a heritage asset, contrary to the guidance contained within the National Planning Policy Framework and policies HC6 and HC7 of the adopted Local Plan and Alterations.
- 3 The proposed development would intensify the use of the existing substandard access, which cannot achieve the required vehicular visibility splays of 2.4 metres x 90 metres. Therefore the development would result in an unacceptable degree of hazard to all road users to the detriment of highway safety, contrary to the guidance contained within the National Planning Policy Framework and policy ST4 of the adopted Local Plan and Alterations.
- 4 The proposed development falls within the threshold for affordable housing provision. As the proposal fails to make provision for affordable housing, or justify the lack of affordable housing, the development is contrary to policies H5A, H6A and H7A of the adopted Local Plan and Alterations.

Report Item No: 6

APPLICATION No:	EPF/2322/13
SITE ADDRESS:	44 Hoe Lane Abridge Essex RM4 1AU
PARISH:	Lambourne
WARD:	Lambourne
DESCRIPTION OF PROPOSAL:	Demolition of existing dwelling and erection of replacement dwelling (Revised application to EPF/0803/13)
DECISION:	Deferred

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

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=556331

Members were concerned about the potential impact of the proposal on the living conditions of 46 Hoe Lane and on the character and appearance of the locality. They found it necessary to inspect the site as a Committee in order to fully appreciate the context of the proposal and its relation to neighbouring houses.

Report Item No: 7

APPLICATION No:	EPF/2362/13
SITE ADDRESS:	21 Stewards Close Epping Essex CM16 7BU
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Two storey side extension. (Revised application to EPF/1775/13.)
DECISION:	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=556590

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: 8

APPLICATION No:	EPF/2443/13
SITE ADDRESS:	First Floor Workshop 156 High Street Ongar Essex CM5 9JJ
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Conversion and loft extension of outbuilding and first floor workshop to form four 2 bed and one 1 bed residential units. Cycle store and refuse store. Private terraces/gardens/patios. Including new roof dormers and conservation rooflights. (Revised application to EPF/1952/13)
DECISION:	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=556893

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: MDP.PS/01; MDP.PS/02A; MDP.PS/03A
- 4 Prior to the commencement of the development hereby approved, details of refuse storage shall be submitted to the Local Planning Authority for Approval in writing. Prior to the first occupation of the flats hereby approved, the refuse store shall be provided in accordance with the agreed detail and retained thereafter.
- 5 Prior to the commencement of the development hereby approved, details of cycle storage shall be submitted to the Local Planning Authority for Approval in writing. Prior to the first occupation of the flats hereby approved, the cycle storage shall be provided in accordance with the agreed detail and retained thereafter.
- 6 Prior to the first occupation of the dwellings hereby approved, the Developer shall provide and implement a Travel Information and Marketing Scheme for sustainable transport, which shall previously have been agreed with Essex County Council.

- 7 Vehicular access across the site to no 154 High Street, Ongar shall be maintained at all times, including the period of construction work to facilitate the development hereby approved.

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