

## **EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Plans Subcommittee C                      **Date:** 5 July 2006

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

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

**Other Councillors:** (none)

**Apologies:** (none)

**Officers Present:** R Bintley (Principal Planning Officer) and G J Woodhall (Democratic Services Officer)

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### **8. 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.

### **9. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 7 June 2006 be taken as read and signed by the Chairman as a correct record.

### **10. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillors K Wright, P Gode and D Jacobs declared a personal interest in the following item 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/0633/06 – 11 Great Stony Park, High Street, Ongar.

### **11. ANY OTHER BUSINESS**

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

### **12. DEVELOPMENT CONTROL**

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

**RESOLVED:**

That the planning applications numbered 1 – 7 be determined as set out in the attached schedule to these minutes.

**13. 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/0967/06
<b>SITE ADDRESS:</b>	239 Nine Ashes Road High Ongar Ongar Essex CM4 0LA
<b>PARISH:</b>	High Ongar
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing house and construction of new four bedroom chalet bungalow (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 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 first floor side elevation shall be fitted with obscured glass and have top hinged opening night vents only 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 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.

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 E shall be undertaken without the prior written permission of the Local Planning Authority.

8 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

9 Prior to the commencement of the development details of the proposed surface materials for the 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.

10 Prior to the commencement of the development, details of the proposed parking area and turning area shall be submitted to and agreed in writing by the Local Planning Authority (LPA). The parking and turning areas shall be provided in accordance with these agreed details unless the LPA gives its written consent to any variation and shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors vehicles.

11 Any gates that are to be erected shall be positioned so that they are a minimum of 4.8 metres from the edge of the carriageway.

12 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the 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.

13	Prior to commencement of the new dwelling hereby approved the existing dwelling on the site known as No. 239 Nine Ashes Road shall be demolished and all resulting materials shall be removed from the site.
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**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0569/06
<b>SITE ADDRESS:</b>	Threshers Cottage Threshers Bush Matching
<b>PARISH:</b>	Matching
<b>DESCRIPTION OF PROPOSAL:</b>	Alterations to roof, erection of 4 no. dormer windows, erection of 2 no. bay windows and 2 no. porches and single storey extension. (Revised application to EPF/2420/04)
<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.

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**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0820/06
<b>SITE ADDRESS:</b>	Land Adj 8 Bobbingworth Mill Bobbingworth Ongar Essex CM5 0NA
<b>PARISH:</b>	Moreton, Bobbingworth and the Lavers
<b>DESCRIPTION OF PROPOSAL:</b>	Outline application for 1 no. detached house. (Revised application)
<b>DECISION:</b>	<b>REFUSE</b>

Members were informed that two additional letters of objection had been received from Nos. 6 and 7 Bobbingworth Mill.

**REASONS:**

- 1 The site is within the Metropolitan Green Belt. The proposed development is inappropriate development in the Green Belt and, by definition, harmful. It is at odds with Government advice, Policy GB2 of the adopted Local Plan and Policy C2 of the replacement Structure Plan for Essex and Southend-on-Sea and moreover would detract from the openness of the Green Belt at this location.

- 2 Due to the lack of services within walking distance and the insufficient public transport the occupants of the proposed dwellings would be dependent on car use to access services. The promotion of car-borne journeys that this would entail is contrary to the approach of national planning guidance and the requirements of policies CS4, T3, and H3 of the Essex and Southend On Sea Replacement Structure Plan.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/0633/06
<b>SITE ADDRESS:</b>	11 Great Stony Park High Street Ongar Essex CM5 0TH
<b>PARISH:</b>	Ongar
<b>DESCRIPTION OF PROPOSAL:</b>	Rear conservatory.
<b>DECISION:</b>	

Deferred for site visit.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/0322/06
<b>SITE ADDRESS:</b>	Land to the east of Willow Mount Epping Road Ongar Essex CM5
<b>PARISH:</b>	Stanford Rivers
<b>DESCRIPTION OF PROPOSAL:</b>	New stable block.
<b>DECISION:</b>	<b>REFUSED</b>

Members were informed of two additional consultation responses (1) Parish Council – No objection and (2) Willow Mount – agents letter of objection and reports from transport consultant and British Horse Society.

**REASONS:**

- 1 The Local Planning Authority are not satisfied that there is sufficient and adequate infrastructure on this site to ensure the welfare requirements of horses due to deficiencies in the access, quality and size of pasture, water and electricity supply and drainage contrary to the aims of policy RST4 of the adopted Local Plan.

- 2 The proposed development due to the size of the proposed stable block and its siting on the boundary of an identified area of ancient landscape would detract from its character and physical appearance contrary to policy HC2 of the adopted Local Plan.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/0850/06
<b>SITE ADDRESS:</b>	9 The Paddocks Stapleford Abbots Epping Essex RM4 1HG
<b>PARISH:</b>	Stapleford Abbots
<b>DESCRIPTION OF PROPOSAL:</b>	Alterations to garage to provide ancillary accommodation. (Revised application)
<b>DECISION:</b>	<b>REFUSE</b>

**REASONS:**

- 1 The proposed works due to the increased height and bulk of the building are considered to amount to overdevelopment contrary to the requirements of policy DBE10 of the adopted Local Plan.
- 2 The proposed extension would result in a loss of amenity to the adjacent property due to overlooking and loss of light contrary to policy DBE9 of the adopted Local Plan.

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/0817/06
<b>SITE ADDRESS:</b>	Suttons Manor London Road Stapleford Tawney Epping Essex RM4 1SR
<b>PARISH:</b>	Stapleford Tawney
<b>DESCRIPTION OF PROPOSAL:</b>	Refurbishment and conversion back to residential use, 10 flats.

<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 The development shall be carried out in accordance with the received plans except where amended by plans received on 05 June 2006 and 12 June 2006 unless otherwise agreed in writing with the Local Planning Authority.
- 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 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.
- 5 No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

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

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

The fencing, or other protection which is part of the approved Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works have been completed and all equipment, machinery and surplus materials removed from the site.

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



The Arboricultural Method Statement shall include a scheme for the inspection and supervision of the tree protection measures. The scheme shall be appropriate to the scale and duration of the works and may include details of personnel induction and awareness of arboricultural matters; identification of individual responsibilities and key personnel; a statement of delegated powers; frequency, dates and times of inspections and reporting, and procedures for dealing with variations and incidents. The scheme of inspection and supervision shall be administered by a suitable person, approved by the local planning authority but instructed by the applicant.

- 6 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.

- 7 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 an 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.
- 8 Prior to the commencement of the development details of the proposed surface materials for the car parking area to the front of the building 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.

- 9 Hard standing space(s) shall be provided within the curtilage of the dwelling(s) prior to occupation, and shall be permanently retained for the parking of residents' and visitors' cars.
- 10 Works must not commence until there has been an on site meeting to establish the exact location of the proposed passing bays. All works are to be carried out in accordance with the agreement reached at this meeting, which will be agreed in writing by both parties.