

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

**Committee:** Area Plans Subcommittee B                      **Date:** 23 August 2006

**Place:** Council Chamber, Civic Offices,                      **Time:** 7.30 - 8.00 pm  
High Street, Epping

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

**Other Councillors:**

**Apologies:** M Colling, R Frankel, S Metcalfe, D Stallan and C Whitbread

**Officers Present:** S Solon (Principal Planning Officer) and G J Woodhall (Democratic Services Officer)

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### **20. 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.

### **21. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 26 July 2006 be taken as read and signed by the Chairman as a correct record.

### **22. VICE-CHAIRMAN**

As the Chairman had tendered his apologies for absence, the Vice-Chairman had assumed the Chairmanship for the duration of the meeting and, as such, sought a nomination for a member of the Sub-Committee to act as Vice-Chairman for the duration of the meeting.

#### **RESOLVED:**

That Councillor Mrs A Grigg be appointed Vice-Chairman for the duration of the meeting.

### **23. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillors Mrs S Perry and J M Whitehouse declared a personal interest in the following item of the agenda, by virtue of being a member of Epping Town Council. The Councillors had

determined that their interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1248/06 – 12 Theydon Place, Epping.

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs A Grigg declared a personal interest in the following item of the agenda, by virtue of being a member of North Weald Parish Council. The Councillor had determined that her interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1158/06 – North Weald Airfield, Merlin Way, North Weald.

**24. ANY OTHER BUSINESS**

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

**25. 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.

**26. 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/1203/06
<b>SITE ADDRESS:</b>	Land at Maltings Drive Epping
<b>PARISH:</b>	Epping
<b>APPLICANT:</b>	D Hunt
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of car port and garden shed.
<b>DECISION:</b>	<b>APPLICATION WITHDRAWN BY APPLICANT</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 The development shall be carried out in accordance with the amended plans received on 09/08/2006 unless otherwise agreed in writing with the Local Planning Authority.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1248/06
<b>SITE ADDRESS:</b>	12 Theydon Place Epping Essex CM16 4NH
<b>PARISH:</b>	Epping
<b>APPLICANT:</b>	Mr & Mr Sayers
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of a two storey side extension, (with a single storey rear projection) and a first floor front extension.
<b>DECISION:</b>	<b>GRANT (WITH CONDITIONS)</b>

**CONDITIONS:**

- 1 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.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

- 2 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 3 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1030/06
<b>SITE ADDRESS:</b>	Former Parade Ground Merlin Way North Weald Epping Essex
<b>PARISH:</b>	North Weald
<b>APPLICANT:</b>	Crest Nicholson (Eastern) Ltd
<b>DESCRIPTION OF PROPOSAL:</b>	Reserved matters application for the erection of 141 no. one, two, three and four bedroom apartments and houses together with associated roads, parking, ancillary buildings and landscaped area.
<b>DECISION:</b>	<b>DEFERRED TO DISTRICT DEVELOPMENT COMMITTEE</b>

**CONDITIONS:**

- 1 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.

- 2 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.

- 3 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) have been submitted to and approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle artefacts and structures, including signs and lighting and functional services above and below ground. Details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers / densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 4 No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.
- 5 The development shall be carried out in accordance with the amended plans received on 10/08/2006 unless otherwise agreed in writing with the Local Planning Authority.
- 6 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.
- 7 No unbound material shall be used in the surface finish of the driveway within 6m of the highway boundary of the site.
- 8 The carriageways of the proposed estate roads shall be constructed up to and including at least road base level, prior to the commencement of the erection of any dwelling intended to take access. The carriageways and footpaths shall be constructed up to and including base course surfacing to ensure that each dwelling prior to occupation has a properly consolidated and surfaced carriageway and footway, between the dwelling and the existing highway. Until final surfacing is completed, the footway base course shall be provided in a manner to avoid any upstands to gullies, covers, kerbs, or other such obstructions within or bordering the footway. The carriageways, footways and footpaths in front of each dwelling shall be completed with final surfacing within twelve months or three months in the case

of a shared surface road from the occupation of such dwelling.

- 9 The Proposed bellmouth junction with the existing highway, inclusive of cleared land necessary to provide the sight splays, shall be constructed and be available for use prior to the commencement of any other development including the delivery of materials.
- 10 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, C and E shall be undertaken without the prior written permission of the Local Planning Authority.
- 11 The development shall be carried out in accordance with the report of the acoustic consultants received on 22/08/2002.
- 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 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.
- 14 No bonfires shall be permitted on site throughout the demolition and construction phase of the development.
- 15 All reasonable steps to minimise dust emissions from the site shall be employed throughout the demolition and construction phase of the development.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/1158/06
<b>SITE ADDRESS:</b>	North Weald Airfield Merlin Way North Weald Essex
<b>PARISH:</b>	North Weald
<b>APPLICANT:</b>	EFDC
<b>DESCRIPTION OF PROPOSAL:</b>	Retention of hard surface to car parking area
<b>DECISION:</b>	<b>GRANT (WITH CONDITIONS)</b>

**CONDITIONS:**

- 1 The parking area shall only be used for purposes in connection with the use of land at North Weald Airfield for recreational purposes and as a showground, an airfield or for holding markets.