

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 16 December 2015
East

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 9.20 pm
High Street, Epping

Members Present: S Jones (Chairman), P Keska (Vice-Chairman), N Bedford, A Boyce, H Brady, A Grigg, R Morgan, J Philip, D Stallan, B Surtees, G Waller, C Whitbread, J H Whitehouse and J M Whitehouse

Other Councillors:

Apologies: N Avey, W Breare-Hall, M McEwen and B Rolfe

Officers Present: J Leither (Democratic Services Officer), S Tautz (Democratic Services Manager) and J Godden (Principal Planning Officer (Heritage, Enforcement & Landscaping))

54. 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.

55. 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 meetings of the Plans Sub-Committees.

56. DECLARATIONS OF INTEREST

The following declarations of interest were made by members of the Sub-Committee pursuant to the Council's Code of Member Conduct:

- (a) Councillor P. Keska declared a non-pecuniary interest in agenda items 6 (6) (EPF/2409/15) and 6 (7) (EPF/2411/15) (Grey End Cottage, Brentwood Road, Ongar) by virtue of having had prior involvement with the applications in his capacity as local ward member for the site. Councillor Keska indicated that his interest was not prejudicial and that he would remain in the meeting during the consideration of the application and the voting thereon; and
- (b) Councillor B. Surtees declared a non-pecuniary interest in agenda items 6 (6) (EPF/2409/15) and 6 (7) (EPF/2411/15) (Grey End Cottage, Brentwood Road,

Ongar) by virtue of having had prior involvement with the applications in his capacity as local ward member for the site. Councillor Surtees indicated that his interest was not prejudicial and that he would remain in the meeting during the consideration of the application and the voting thereon.

57. ANY OTHER BUSINESS

The Director of Governance reported that there was no urgent business for consideration by the Sub-Committee at the meeting.

58. DEVELOPMENT CONTROL

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

RESOLVED:

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

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/2044/15
SITE ADDRESS:	Woodpeckers Murrells Farm 22 London Road Stanford Rivers Ongar Essex CM5 9QE
PARISH:	Stanford Rivers
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Erection of a summerhouse
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=578455

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 Additional drawings that show details of proposed new eaves, by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of any works.
- 3 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: 2

APPLICATION No:	EPF/2064/15
SITE ADDRESS:	Central House High Street Ongar Essex CM5 9AA
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Demolition of existing single storey outbuilding and erection of new 3 storey mixed use building comprising 5 flats and 2 shops.
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=578474

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:
OCH-555-PL-2015-001
OCH-555-PL-2015-002
OCH-555-PL-2015-003
OCH-555-PL-2015-004
OCH-555-PL-2015-005
OCH-555-PL-2015-006
OCH-555-PL-2015-007
OCH-555-PL-2015-008
OCH-555-PL-2015-009
OCH-555-PL-2015-010
OCH-555-PL-2015-011
OCH-555-PL-2015-012
OCH-555-PL-2015-013
OCH-555-PL-2015-014
OCH-555-PL-2015-015
OCH-555-PL-2015-016
OCH-555-PL-2015-017
OCH-555-PL-2015-018
OCH-555-PL-2015-019

- 3 Prior to first occupation of the development the access shall be provided with a dropped kerb crossing with a minimum width of 5.5 metres.
- 4 Prior to the first occupation of the development the access arrangements and full footway reinstatement of the redundant dropped kerb crossing, as shown in principle on drawing no. OCH-555-PL-011, shall be fully implemented.
- 5 The proposed development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, including any parking spaces for the mobility impaired, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.
- 6 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.
- 7 No gates or other form of enclosure shall be erected or placed across the access.
- 8 Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator.
- 9 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 10 No development shall have taken place until samples of the types and colours of the external finishes and details of windows and doors 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.
- 11 A full photographic record of the building to be demolished shall be made and deposited with the Essex Historic Environment Record.
- 12 No demolition or preliminary groundwork shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.

- 13 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 in writing 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]
- 14 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]
- 15 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]

- 16 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification 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.
- 17 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.

Report Item No: 3

APPLICATION No:	EPF/2088/15
SITE ADDRESS:	Central House High Street Ongar Essex CM5 9AA
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Curtilage of Grade II listed building application for demolition of existing single storey outbuilding and erection of new 3 storey mixed use building comprising 5 flats and 2 shops.
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=578503

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 A full photographic record of the building to be demolished shall be made and deposited with the Essex Historic Environment Record.
- 3 No demolition or preliminary groundwork shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.

Report Item No:4

APPLICATION No:	EPF/2219/15
SITE ADDRESS:	Chase Farm Vicarage Lane North Weald Bassett Epping Essex CM16 6AL
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Change of use of unit 6D to B1 workshop use
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=578854

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 3547/3, 1489/12 Rev: A
- 2 The premises shall be used solely for B1 use and for no other purpose (including any other purpose generally permitted by the Town & Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order.

Report Item No: 5

APPLICATION No:	EPF/2338/15
SITE ADDRESS:	Land to rear of Copper Beech Harlow Common Essex CM17 9ND
PARISH:	North Weald Bassett
WARD:	Hastingwood, Matching and Sheering Village
DESCRIPTION OF PROPOSAL:	Proposed dwelling in lieu of existing commercial/horticultural outbuildings.
RECOMMENDED DECISION:	Deferred

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=579100

Members decided to defer making a decision on this application in order to carry out a site visit.

Report Item No: 6

APPLICATION No:	EPF/2409/15
SITE ADDRESS:	Grey End Cottage Brentwood Road Ongar Essex CM5 9DH
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Proposed first floor side extension, first floor rear dormer window, and ground floor rear extension, including internal and external alteration.
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=579321

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: GC1F; GC3A; GC2D; GC5; GC4.

Report Item No:7

APPLICATION No:	EPF/2411/15
SITE ADDRESS:	Grey End Cottage Brentwood Road Ongar Essex CM5 9DH
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Grade II Listed Building Consent for first floor side extension, first floor rear dormer window, and ground floor rear extension, including internal and external alteration.
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=579322

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 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 elevations at scales between 1:20 and 1:1 as appropriate and annotated with dimensions, shall be submitted to and approved by the LPA in writing prior to the commencement of any works.
- 3 The proposed new roof light shall be of the conservation type and shall be installed so that it is not any higher than the surrounding roof tiles.
- 4 Samples and details of roofing tile, rainwater goods shall be submitted to and approved by the LPA in writing prior to the commencement of any works.
- 5 No part of the fabric of the building, including any timber framing and external brickwork shall be cut, cleaned, coated or removed without the prior written approval of the local planning authority, unless specified on the approved drawings.

Report Item No: 8

APPLICATION No:	EPF/2438/15
SITE ADDRESS:	New House Farm Vicarage Lane North Weald Bassett Epping Essex CM16 6AP
PARISH:	North Weald Bassett
WARD:	
DESCRIPTION OF PROPOSAL:	Erection of a steel portal framed agricultural building to store grain.
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=579379

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 drawing no: 150901
- 3 Materials to be used for the external finishes of the proposed development shall match those specified within the submitted application, unless otherwise agreed in writing by the Local Planning Authority.
- 4 The grain store hereby approved shall be used solely for agricultural purposes and for no other purpose.

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