

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Plans Subcommittee B **Date:** 15 November 2006

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 8.30 pm
High Street, Epping

Members Present: M Colling (Chairman), Mrs S Perry (Vice-Chairman), A Green, R Frankel, Mrs A Grigg, S Metcalfe, Mrs P K Rush, D Stallan, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

Other Councillors:

Apologies:

Officers Present: B Land (Assistant Head of Planning and Economic Development), G J Woodhall (Democratic Services Officer), S Mitchell (PR & Internet Assistant) and M Jenkins (Democratic Services Assistant)

41. WEBCASTING

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.

42. 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.

43. MINUTES

RESOLVED:

That the minutes of the meeting held on 18 October 2006 be taken as read and signed by the Chairman as a correct record.

44. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor M Colling declared a personal interest in the following item of the agenda, by virtue of being a near neighbour of the application site. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/12/06 – 23 High Street, Epping.

(b) Pursuant to the Council's Code of Member Conduct, Councillors Mrs S Perry, C Whitbread 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/1792/06 – 1 & 2 Brook Road, Epping.

45. CHAIRMAN

As the Chairman had declared a prejudicial interest for the next item of business, Tree Preservation Order EPF/12/06 at 23 High Street in Epping, the Vice-Chairman had agreed to chair the meeting for the duration of that item.

46. ANY OTHER BUSINESS - TREE PRESERVATION ORDER - EPF/12/06 - 23 HIGH STREET, EPPING

In accordance with Section 100B(4)(b) of the Local Government Act 1972, together with paragraphs (6) and (24) of the Council's Procedure Rules, the Vice-Chairman had permitted consideration of this issue as an urgent item due to an impending Planning Appeal in relation the property due to be heard before the next scheduled meeting of the Sub-Committee.

The Assistant Head of Planning and Economic Development (Planning Services) presented a report concerning a Tree Preservation Order at 23 High Street, Epping to protect a semi-mature sycamore tree with purple backed leaves. The Tree Preservation Order had been made due to the submission of a planning application that had indicated the tree would be removed. As several large trees in the area had already been removed, it was considered necessary to protect this tree as it had high visual amenity value, public amenity value due to its attractive foliage, and a high wildlife value. A planning inquiry on the development was due to be heard on 5 December following the Council's refusal to grant planning consent.

An objection to the Tree Preservation Order had been received from Ian Keen limited on behalf of McCarthy & Stone (Developments) limited, however the Council had also received eleven letters in support of the Tree Preservation Order. The Council's Landscaping Policy required that adequate provision be made for the retention of trees in such situations. It was felt that this was an important and much appreciated tree that would be felled during the proposed redevelopment of the site if it was not suitably protected.

RESOLVED:

That Tree Preservation Order EPF/12/06 at 23 High Street, Epping be confirmed.

47. PROBITY IN PLANNING - APPEAL DECISIONS APRIL 2006 - SEPTEMBER 2006

The Head of Planning Services presented the bi-annual Planning Appeals report and highlighted that there had been no appeal decisions allowed by the Inspector following the Sub-Committee's decision to refuse permission, contrary to the Planning Officer's recommendation. The Sub-Committee were further informed that the Best Value Performance Indicator had been amended to reflect only appeals

against the refusal of planning permission, for which the Council had set a target of 24%. The Council's performance of 26% had narrowly failed to achieve this target, however the Council's performance was better than the national average of 33%. There were no award of costs against the Council during this period, and the Council were successful in securing a partial award of costs in one case. The Council's performance continued to reflect the quality of decision-making by both officers and members.

RESOLVED:

That the Planning Appeal Decisions for the period April 2006 to September 2006 be noted.

48. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 2 be determined as set out in the attached schedule to these minutes.

49. 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

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Report Item No: 1

APPLICATION No:	EPF/1458/06
SITE ADDRESS:	Land between 42 and 44 Ongar Road Lambourne Romford Essex
PARISH:	Lambourne
DESCRIPTION OF PROPOSAL:	Retention of change of use of land from agriculture to garden, erection of two timber outbuildings and erection of new gates to front.
DECISION:	REFUSED

REASON FOR REFUSAL

- 1 The extension of the residential curtilage is excessive in size, detracting from the open character of the Green Belt and thus contrary to policy GB4 of the adopted Local Plan.

Report Item no. 2

APPLICATION No:	EPF/1792/06
SITE ADDRESS:	1 & 2 Brook Road Epping Essex
PARISH:	Epping
DESCRIPTION OF PROPOSAL:	Demolition of existing two detached houses and erection of a terrace of 7 no. 2/3 bedroom homes. (Revised application)
DECISION:	GRANT

The committee's attention was drawn to five additional letters of objection from nos. 47, 53, 64, 72 & 74 Allnutts Road, Epping.

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 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.
- 4 The development must not commence until the trees indicated as being retained on the approved plan are protected in accordance with the Arboricultural Method Statement of August 2006 prepared by Tim Moya Associates. The trees shall be so protected in accordance with the agreed statement throughout the period of development and any work under the canopies shall only be carried out under the supervision of an appropriately qualified arboriculturist who shall liaise with the Local Planning Authority, unless otherwise agreed in writing by the Local Planning Authority.
- 5 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 approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

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.

- 6 Prior to the commencement of the development details of the proposed surface materials for the parking area and access ways 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.
- 7 The parking area shown on the approved plan 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.
- 8 The 'traffic calming' illustrated on drawing BRD/06/047/tc1 shall be implemented prior to the first occupation of the dwellings hereby approved.
- 9 The existing access from Brook Road shall be permanently closed in a manner and at a time to be agreed by the Local Planning Authority prior to first occupation of the dwellings hereby approved.
- 10 Prior to the commencement of development details of screen walls, fences or such similar structures including a permanent barrier to the railway line 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.
- 11 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.
- 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 Holidays unless otherwise agreed in writing by the Local Planning Authority.

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