

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee East **Date:** 27 June 2007

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 8.42 pm

Members Present: M Colling (Chairman), Mrs D Collins, R Frankel, P Gode, A Green, Mrs A Grigg, D Jacobs, D Kelly, G Pritchard, B Rolfe, Mrs P K Rush, D Stallan and Mrs J H Whitehouse

Other Councillors:

Apologies: Mrs H Harding, Ms J Hedges, R Morgan, C Whitbread and J M Whitehouse

Officers Present: B Land (Assistant Head of Planning and Economic Development), A Sebinger (Principal Planning Officer), A Hendry (Democratic Services Officer) and G J Woodhall (Democratic Services Officer)

8. 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.

9. 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.

10. APPOINTMENT OF VICE-CHAIRMAN FOR THE MEETING

In view of the unavailability of the Vice-Chairman, Councillor Mrs McEwen, it was noted that a Vice-Chairman should be appointed for the duration of the meeting.

As a result, the Sub-Committee were asked to appoint a Vice-Chairman for the meeting.

RESOLVED:

That Councillor A Green be appointed Vice-Chairman for the meeting.

11. MINUTES

RESOLVED:

That the minutes of the meeting held on 30 May 2007 be taken as read and signed by the Chairman as a correct record.

12. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors G Pritchard, declared a personal interest in agenda items (7) (4) (EPF/0844/07 20 Gt. Stony Park, High Street, Ongar), (5) (EPF/0879/07 – 23 Gt. Stony Park, High Street), (6) (EPF/0882/07 – 26 Gt. Stony Park, High Street, Ongar), (7) (EPF/0883/07 – 25 Gt. Stony Park, High Street, Ongar) and (8) (EPF/0904/07 – 38 Gt. Stony Park, High Street, Ongar), by virtue of owning a property which backed onto the sites in question. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration s and voting on the items

(b) Pursuant to the Council's Code of Member Conduct, Councillor B Rolfe declared a personal interest in agenda item (7) (2) (EPF/0698/07 – Land adjacent to The Camelot, Hoe Lane, Lambourne). The Councillor had determined that his interest was not prejudicial and he would remain in the meeting for the consideration and voting on the item.

(c) Pursuant to the Council's Code of Member Conduct, Councillor Mrs A Grigg declared a personal interest in agenda item (7) (3) (EPF/0779/07 – Land at Merlin Way, North Weald, Epping) by virtue of having been a member of being a North Weald Bassett Parish Councillor. The Councillor had determined that her interest was not prejudicial and would remain in the meeting for the consideration and voting on the item.

(d) Pursuant to the Council's Code of Member Conduct, Councillor Mrs Whitehouse declared a personal interest in agenda item (7) (1) (EPF/1009/07 – Creeds Farm, Bury Lane, Epping). The Councillor had determined that her interest was not prejudicial and would remain in the meeting for the consideration and voting on the item.

(e) Pursuant to the Council's Code of Member Conduct, Councillor D Stallan declared a personal interest in agenda items (7) (3) (EPF/0779/07 – Land at Merlin Way, North Weald, Epping), by virtue of being a member of North Weald Parish Council. The Councillors had determined that his interest was not prejudicial and would remain in the meeting for the consideration and voting on the item.

(f) Pursuant to the Council's Code of Member Conduct, Councillor D Stallan declared a personal interest in agenda item (7) (10) (EPF/0697/07 – Land rear of 11 Barn Mead, Toot Hill Road, Ongar), by virtue of being the Cabinet member for Housing. The Councillor had determined that his interest was not prejudicial and he would remain in the meeting for the consideration and voting on the item.

(g) Pursuant to the Council's Code of Member Conduct, Councillor P Gode declared a personal interest in agenda items (7) (4) (EPF/0844/07 – 20 Gt. Stony

Park, High Street, Ongar), (5) (EPF/0879/07 – 23 Great Stony Park, High Street, Ongar), (6) (EPF/0882/07 – 26 Great Stony Park, High Street, Ongar), (7) (EPF/0883/07 – 25 Gt. Stony Park, High Street, Ongar) and (8) (EPF/0904/07 – 38 Gt. Stony Park, High Street, Ongar). The Councillor had determined that her interest was not prejudicial and he would remain in the meeting for the consideration and voting on the item.

13. ANY OTHER BUSINESS

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

14. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 – 10 be determined as set out in the schedule attached to these minutes.

15. 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/1009/07
SITE ADDRESS:	Creeds Farm Bury Lane Epping Essex CM16 5HE
PARISH:	Epping
WARD:	Epping Lindsey and Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Retention of a greenhouse.
DECISION:	Grant Permission

Report Item No: 2

APPLICATION No:	EPF/0698/07
SITE ADDRESS:	Land adj to The Camelot Hoe Lane Lambourne Romford Essex RM4 1NH
PARISH:	Lambourne
WARD:	Lambourne
DESCRIPTION OF PROPOSAL:	Change of use of land to Thames Water operational land for the installation of a below ground sewage pumping station.
DECISION:	Grant Permission (With Conditions)

The Committee's attention was drawn to an additional letter received from the parish council.

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 Prior to the first use of the pumping station hereby permitted the site access and hard standing shall be constructed in accordance with the approved drawing 89VF-XX-02007-IN.
- 3 Details of proposed close-boarded or similar fencing along the northern boundary of the site with Hop Pole Farm shall be submitted to the local planning authority for approval in writing. Prior to the first use of the pumping station hereby permitted the fence shall be erected in accordance with the approved details and retained in that form thereafter. .
- 4 Prior to the commencement of development, details of the precise location of the kiosk shall be submitted to the Local Planning Authority and prior to the first use of the pumping station hereby approved the control kiosk shall be located in accordance with the submitted details and be painted dark green and retained in that form thereafter.
- 5 The rating level of noise (as defined by BS4142:1997) emitted from any mechanical plant shall not exceed 5dB(A) above the prevailing background noise level. The measurement position and assessment shall be made according to BS4142:1997.
- 6 The development, including site clearance, must not commence until a tree protection plan and a proposed landscaping plan, to include all the relevant details of tree protection and new planting, 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.

New planting shall be carried out in accordance with the approved details within 3 months of the first use of the pumping station.

Report Item No: 3

APPLICATION No:	EPF/0779/07
SITE ADDRESS:	Land at Merlin Way North Weald Epping Essex
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Outline application for erection of buildings for B1 and/or B8 uses.
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 Application for the approval of details reserved by this permission must be made not later than the expiration of three years from the date of this notice. The development hereby permitted must be begun not later than the expiration of two years from the date of the final approval of the details reserved by this permission or, in the case of approval on different dates, the final approval of the last matter approved.
- 2 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 in accordance with a management plan to be submitted concurrently with the assessment.
- 3 The development hereby permitted shall be carried out in accordance with detailed plans and particulars which shall have previously been submitted to and approved by the Local Planning Authority, showing the layout and landscaping of proposed development including the provision of garaging/visitors' car parking spaces/vehicles loading or unloading, and turning areas, and the scale and appearance of each of the buildings and the means of access thereto.

Report Item No: 4

APPLICATION No:	EPF/0844/07
SITE ADDRESS:	20 Great Stony Park High Street Ongar Essex CM5 0TH
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Retention of a satellite dish.
DECISION:	Grant Permission

Report Item No: 5

APPLICATION No:	EPF/0879/07
SITE ADDRESS:	23 Great Stony Park High Street Ongar Essex CM5 0TH
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Retention of three velux roof lights and a satellite dish.
DECISION:	Grant Permission

Report Item No: 6

APPLICATION No:	EPF/0882/07
SITE ADDRESS:	26 Great Stony Park High Street Ongar Essex CM5 0TH
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Retention of satellite dish to side of property.
DECISION:	Grant Permission

Report Item No: 7

APPLICATION No:	EPF/0883/07
SITE ADDRESS:	25 Great Stony Park High Street Ongar Essex CM5 0TH
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Retention of satellite dish.
DECISION:	Grant Permission

Report Item No: 8

APPLICATION No:	EPF/0904/07
SITE ADDRESS:	38 Great Stony Park High Street Ongar Essex CM5 0TH
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Retention of satellite dish on outbuilding.
DECISION:	Grant Permission

Report Item No: 9

APPLICATION No:	EPF/0801/07
SITE ADDRESS:	Riverside Kebab Pizzas Antiques Centre The Maltings Station Road Sawbridgeworth Hertfordshire
PARISH:	Sheering
WARD:	Lower Sheering
DESCRIPTION OF PROPOSAL:	Retention of the change of use to A5.
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The A5 premises hereby granted consent shall be closed to customers purchasing products from the unit after the hours of 21:30 every day. The premises may remain open for home deliveries by personnel employed or contracted to the business operators, until the hours of 23:15 Sunday to Friday and 00:30 Saturdays.
- 2 Equipment shall be installed to suppress and disperse cooking/food preparation fumes and smell to a minimum. The equipment shall be effectively operated and maintained for so long as the use continues. Details of the equipment shall be submitted to, and approved by, the Local Planning Authority and the equipment shall be installed and be in full working order to the satisfaction of the Local Planning Authority within 6 months of the date of this decision notice. Applicants are strongly advised to consult with guidance produced by Department for Environment, Food and Rural Affairs Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems, published January 2005 for guidance on minimum requirements for odour control. Annex B of the guidance provides advice on the information required to enable the Local Planning Authority to assess the suitability of a ventilation scheme. The guidance is available at:
www.defra.gov.uk/environment/noise/research/kitchenexhaust/pdf/kitchenreport.pdf

Report Item No: 10

APPLICATION No:	EPF/0697/07
SITE ADDRESS:	Land to rear of 11 Barn Mead Toot Hill Road Ongar Essex CM5 9SE
PARISH:	Stanford Rivers
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Erection of stable block and tack room.
DECISION:	Grant Permission (with conditions)

The committee was informed of a further letter of objection from the Green Man Public House.

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 stables hereby approved shall be used for private stabling purposes only and not for any commercial storage or business activity, including livery.
- 3 The development shall be carried out in accordance with the amended plans received on 18/05/07 unless otherwise agreed in writing with the Local Planning Authority.
- 4 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.
- 5 There shall be no external lighting of the stable yard, manege or roadway.
- 6 Burning of manure and other animal waste shall not take place on the site.
- 7 Manure shall be stored in a manner that does not give rise to nuisance from odour, vermin or flies, and run-off shall not pollute any surface or groundwaters.
- 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 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.

- 9 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The approved measures shall be carried out prior to the first occupation of the building hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment..