

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 15 March 2017
East

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 9.25 pm
High Street, Epping

Members Present: P Keska (Chairman), D Stallan (Vice-Chairman), N Bedford, H Brady, W Breare-Hall, A Grigg, M McEwen, B Surtees, G Waller, C Whitbread, H Whitbread, J H Whitehouse and J M Whitehouse

Other Councillors:

Apologies: S Jones, N Avey, A Boyce, R Morgan, J Philip and B Rolfe

Officers Present: J Shingler (Principal Planning Officer), A Rose (Marketing & Digital Content Officer) and R Perrin (Democratic Services Officer)

79. 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.

80. 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.

81. APPOINTMENT OF VICE CHAIRMAN

In the absence of the Chairman, who had sent her apologies, the Vice Chairman chaired the meeting and requested nominations for the role of Vice-Chairman.

RESOLVED:

That Councillor D Stallan be elected as Vice-Chairman for the duration of the meeting.

82. MINUTES

RESOLVED:

That the minutes of the meeting held on 15 February 2017 be taken as read and signed by the Chairman as a correct record.

83. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor D Stallan declared a non pecuniary interest in the following item of the agenda by virtue of being a consultee of the application. The Councillor had determined that his interest was non-pecuniary and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0079/17 – Harvester Bassett Petrol Station, 215 High Road, North Weald.

(b) Pursuant to the Council's Code of Member Conduct, Councillor N Bedford declared a non pecuniary interest in the following item of the agenda by virtue of being a customer of the application site. The Councillor had determined that his interest was non-pecuniary and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0079/17 – Harvester Bassett Petrol Station, 215 High Road, North Weald.

84. ANY OTHER BUSINESS

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

85. DEVELOPMENT CONTROL

RESOLVED:

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

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/2710/16
SITE ADDRESS:	The Retreat Market Place Abridge Essex RM4 1UA
PARISH:	Lambourne
WARD:	Lambourne
DESCRIPTION OF PROPOSAL:	Proposed erection of five 2 bed apartments with unit at ground floor used for flexible purposes within Use Class A1 (shops) and Use Class A2 (Financial and Professional Services)
DECISION:	Refuse Permission

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=588455

REASONS FOR REFUSAL

- 1 Inadequate parking space is provided within the development to meet current parking standards and the proposed parking bays are too small. Additionally insufficient space is available within the site to enable vehicles to turn and approach the highway in a forward gear. This proposal will therefore likely lead to vehicles reversing on to the busy carriageway (main distributor road) resulting in an unacceptable degree of hazard to emerging and approaching vehicles to the detriment of general highway safety. In addition this conflict and interference would disrupt the free flow of traffic. The development is therefore contrary to policies ST4 and ST6 of the Adopted Local Plan and Alterations.

Way Forward.

Members discussed whether there was a way forward, and advised that any scheme should meet the adopted car parking standards in terms of the required number and size and that adequate space for turning within the site should be provided. They advised that this would likely mean a reduction in the number of units that can be accommodated within the site. It was suggested that some form of entry and exit management could be required at the entry to the site to ensure that there is no conflict between vehicles and that they can each exit in a forward gear.

Report Item No: 2

APPLICATION No:	EPF/2994/16
SITE ADDRESS:	37 Woodland Way Theydon Bois Essex CM16 7DY
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Replacement of a flat roof with a gable roof form over existing two storey side extension, and construction of 2 rear dormer windows to facilitate a loft conversion.
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=589320

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 development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 All construction/demolition works and ancillary operations, including vehicle movement on 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.

Report Item No: 3

APPLICATION No:	EPF/3202/16
SITE ADDRESS:	21 James Street Epping Essex CM16 6RR
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Two storey front and side extension (REVISED DESCRIPTION)
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=589855

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 development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 No development shall take place until details of surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.

The Planning officer advised members that the objections of numbers 23 and 24 James Street, reported in the agenda had now been withdrawn.

Report Item No: 4

APPLICATION No:	EPF/3287/16
SITE ADDRESS:	Epping House Epping Road North Weald Epping Essex CM16 6BJ
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Installation of two dormer windows.
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=590153

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 development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 Prior to first occupation of the development hereby approved, the proposed dormer window opening in the northern roofslope facing Leader Lodge shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.

Report Item No: 5

APPLICATION No:	EPF/3295/16
SITE ADDRESS:	Rear of 33 Piercing Hill Theydon Bois Essex CM16 7JW
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Renovation of existing former coach house with extension to form a single family dwelling (Amended application to EPF/2037/16)
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=590196

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: FMS_100, FM_101 Rev A, FMS_001 and FMS_002
- 3 Materials to be used for the external finishes of the proposed development shall match those as outlined on the planning application form, unless otherwise agreed in writing by the Local Planning Authority.
- 4 No development shall take place until details of foul and surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 5 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 6 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) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping 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 minor artefacts and structures, including signs and lighting and functional services above and below ground. The 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.

7 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.

8 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.

9 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site.

Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the Local Planning Authority contacted and a scheme to investigate the risks and / or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the Local Planning Authority prior to the recommencement of development works.

Following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.

10 Prior to first occupation of the development hereby approved, the proposed window openings in the east facing elevation (facing No. 34 Piercing Hill) shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.

- 11 All construction/demolition works and ancillary operations, including vehicle movement on 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.
- 12 Full details of a scheme for the eradication and/or control programme of Japanese Knotweed, suitable for the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the substantial completion of the development hereby approved.
- 13 No development shall commence until a scheme to enhance the nature conservation interest of the site, including tree and shrub planting, grassland planting, bird and bat boxes and log piles has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in full prior to the occupation of the development hereby approved.
- 14 Prior to any preparatory demolition or construction works commence on site, a great crested newt survey shall be undertaken of pond 1 at a suitable time of year with the survey submitted to the Local Planning Authority for approval. If great crested newts are present a mitigation strategy shall be submitted to the Local Planning Authority for agreement in writing with a working methodology for site clearance and construction work to minimise impact on this protected species. Development shall be undertaken only in accordance with the agreed strategy and methodology.
- 15 Vegetation removal shall take place outside the bird breeding season (March to August) unless agreed in writing with the Local Planning Authority and checked by a suitably experienced ecologist.
- 16 An external lighting plan shall be submitted to and agreed in writing by the Local Planning Authority prior to first occupation. Any external lighting shall be installed in accordance with such agreed details.
- 17 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Class A, B, C and E of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

The Planning Officer reported the objection of Ward Cllr John Phillip to this proposal.

Report Item No: 6

APPLICATION No:	EPF/3403/16
SITE ADDRESS:	Cornerways The Green Theydon Bois Essex CM16 7JH
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Replacement of existing dwelling house with new single family dwelling house and new pavement crossover
DECISION:	Refuse Permission

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=590534

REASON FOR REFUSAL

- 1 Due to the design, detailing, size, bulk and proximity to the side boundary of the plot with Avenue Road and the non vernacular materials proposed, (in particular the zinc roof), the replacement dwelling fails to respect its setting and will be overly visually prominent, out of keeping with the street scene and harmful to the character and visual amenity of this sensitive location overlooking The Green. The development is therefore contrary to policies, CP2, CP7, and DBE1 of the Adopted Local Plan and Alterations and Paragraph 64 of the National Planning Policy Framework.

The Planning Officer reported the Objections of Ward Councillor John Phillip to this proposal.

Way Forward

From Members discussion a revised proposal, which utilises vernacular materials and high quality design, and is set away from the boundary with Avenue Road to fit better within the street scene, would be more likely to be considered favourably.

Report Item No: 7

APPLICATION No:	EPF/0079/17
SITE ADDRESS:	Harvest Bassett Petrol Station 215 High Road North Weald Essex CM16 6ED
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Raise canopy to garage forecourt.
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=590853

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 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 3 No construction works above ground level shall take place until details of the locations of lighting have been submitted to and approved by the Local Planning Authority, in writing. All lighting shall be angled to minimise light spillage towards neighbouring residential properties. The development shall be implemented in accordance with such approved details.
- 4 All construction/demolition works and ancillary operations, including vehicle movement on 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.
- 5 Lights within the canopy shall not be illuminated when the shop unit is closed.

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