

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 13 June 2018
East

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 8.55 pm
High Street, Epping

Members Present: P Keska (Chairman), N Bedford, L Burrows, A Grigg, S Jones, M McEwen, R Morgan, J Philip, P Stalker, B Vaz, C Whitbread, H Whitbread, J H Whitehouse and J M Whitehouse

Other Councillors:

Apologies: B Rolfe, N Avey, P Bolton, H Brady and I Hadley

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

1. 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.

2. APPOINTMENT OF VICE CHAIRMAN

In the absence of the Vice-Chairman, who had tendered his apologies, the Chairman proposed that Councillor N Bedford be nominated for the role of Vice-Chairman, which was seconded by Councillor A Grigg.

RESOLVED:

That Councillor N Bedford be elected Vice-Chairman for the duration of the meeting.

3. 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.

4. MINUTES

RESOLVED:

That the minutes of the meeting held on the 9 May 2018 be taken as read and signed by the Chairman as a correct record.

5. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a non-pecuniary interest in the following item of the agenda by virtue of the applicant being known to him. The Councillor had determined that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/0891/18 – George House, High Street, Ongar CM5 9JG.

6. ANY OTHER BUSINESS

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

7. EPPING FOREST DISTRICT LOCAL PLAN SUBMISSION VERSION - PLANNING POLICY BRIEFING NOTE

Members noted the planning policy briefing note that had been previously circulated at the meeting of 4 April 2018.

8. DEVELOPMENT CONTROL

RESOLVED:

- (a) That no sites visits were identified to be carried out in accordance with the planning applications on the agenda.
- (b) That the planning applications numbered 1 – 9 be determined as set out in the schedule attached to these minutes.

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/0065/18
SITE ADDRESS:	Berwick Farm Berwick Lane Stanford Rivers Ongar Essex CM5 9PY
PARISH:	Stanford Rivers
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Demolition of modern barns/parts of barns and conversion of historic and modern barns to 5 dwellings, with proposed construction of cartlodes.
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=604333

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:

2017-879-001, 2017-879-002, 2017-879-03 rev C, 2017-879-E01, 2017-879-E01.2, 2017-879-E02, 2017-879-E03, 2017-879-E07, 2017-879-E08-09, 2017-879-E10, 2017-879-E11, 2017-879-P01 rev A (Grain Barn), 2017-879-P01.2 rev A (Threshing Barn and Milking Parlour), 2017-879-P02 rev A, 2017-879-P03 (Stables and Pigsty), 2017-879-P030 (street scene), 2017-879-P04, 2017-879-P05 (Modern Asbestos Barn), Bat and Owl Survey by John Dobson Essex Mammal Surveys November 2017, Chapman and Andre Maps, Excerpt from British History Online National Library of Scotland Maps, Planning, Heritage, Design and Access Statement by Sue Bell Ref 543 January 2018, Addendum to Planning, Heritage, Design and Access Statement by John Bell Design and Conservation dated April 2018.
- 3 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.
- 4 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.

- 5 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]
- 6 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]
- 7 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]

- 8 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.
- 9 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.
- 10 'No preliminary groundwork's of any kind 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'.
- 11 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 Classes 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.
- 12 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the garages/cart lodges hereby approved shall be retained so that it is capable of allowing the parking of cars together with any ancillary storage in connection with the residential use of the site, and shall at no time be converted into a room or used for any other purpose.

- 13 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.
- 14 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.
- 15 An electric vehicle charging point shall be provided for each of the approved dwellings prior to first occupation
- 16 Prior to first occupation measures shall be incorporated within the development to ensure a water efficiency standard of 110 litres (or less) per person per day.
- 17 The proposed two bedroom annexe within the building labelled 1.1 (Cartlodge / stables / workshop) on plan 003C shall only be used as ancillary accommodation for the main dwelling house within building labelled 1.0 (large Grain Barn) on the same plan and shall not be occupied as a unit separately from the dwelling known as building labelled 1.0 (Large Grain Store).
- 18 Prior to above ground works commencing on site, details of the treatment of all boundaries including drawings of any gates, fences, walls or other means of enclosure shall be submitted to and approved in writing by the local planning authority. The approved boundary treatments shall be completed prior to the first occupation of the development and shall thereafter be permanently retained and maintained.
- 19 Prior to the first use of any of the buildings for the purposes hereby approved the buildings shown to be removed on drawing no. 2017-879-003 rev C shall be demolished and all materials removed from the site.

Report Item No: 2

APPLICATION No:	EPF/0073/18
SITE ADDRESS:	Berwick Farm Berwick Lane Stanford Rivers Ongar Essex CM5 9PY
PARISH:	Stanford Rivers
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Grade II listed building application for proposed demolition of modern barns/parts of barns and conversion of historic and modern barns to 5 dwellings, with proposed construction of cartlodges.
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=604353

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 The development hereby permitted will be completed strictly in accordance with the approved drawings nos:

2017-879-001, 2017-879-002, 2017-879-03 rev C, 2017-879-E01, 2017-879-E01.2, 2017-879-E02, 2017-879-E03, 2017-879-E07, 2017-879-E08-09, 2017-879-E10, 2017-879-E11, 2017-879-P01 rev A (Grain Barn), 2017-879-P01.2 rev A (Threshing Barn and Milking Parlour), 2017-879-P02 rev A, 2017-879-P03 (Stables and Pigsty), 2017-879-P030 (street scene), 2017-879-P04, 2017-879-P05 (Modern Asbestos Barn), , Chapman and Andre Maps, Excerpt from British History Online National Library of Scotland Maps, Planning, Heritage, Design and Access Statement by Sue Bell Ref 543 January 2018, Addendum to Planning, Heritage, Design and Access Statement by John Bell Design and Conservation dated April 2018,
- 3 Details of the types and colours of all external materials shall be submitted to and approved in writing by the Local Planning Authority prior to the first use on site.
- 4 Additional drawings that show details of proposed new windows, doors, and rooflights, by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the Local Planning Authority in writing prior to their first installation on site.

- 5 Details and colours of all external pipes, extracts, grilles, flues, lights and any alarm boxes or satellite dishes to be fixed to the fabric of the building shall be submitted to and approved by the Local Planning Authority prior to their first installation on site.
- 6 All new rainwater goods and soil and vent pipes shall be of black painted metal unless otherwise agreed in writing with the Local Planning Authority.
- 7 Any new first floors shall be supported independently of the historic timber frames unless agreed in writing with the Local Planning Authority.
- 8 Full details of the upgrading required to meet the building regulations, including thermal insulation, shall be agreed in writing with the Local Planning Authority prior to the upgrading of any part of the buildings.
- 9 A schedule of repairs and any structural interventions for the building, illustrated on full timber survey drawings, shall be submitted to and approved by the Local Planning Authority, which shall include details of the historic finishes and fixtures to be retained, prior to the commencement of works.

Report Item No: 3

APPLICATION No:	EPF/0102/18
SITE ADDRESS:	1 Gun Cottage Abridge Road Theydon Bois Epping Essex CM16 7NN
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Retrospective application for use from stable to general B8 storage 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=604454

CONDITIONS

- 1 This approval relates only to the stable building and area of land outlined in red on the approved location plan date stamped 15th March 2018.
- 2 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 Classes H and J of Part 7 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 3 There shall be no external storage in connection with the use hereby approved at any time, including storage of vehicles. Vehicles shall only be on site during loading and unloading and shall not be left at the site.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended the building shall be used solely for the purposes of storage and distribution and not for any other uses without the prior written permission of the Local Planning Authority.

Report Item No: 4

APPLICATION No:	EPF/0141/18
SITE ADDRESS:	Land East of Church Lane Sheering Essex
PARISH:	Sheering
WARD:	Hastingwood, Matching and Sheering Village
DESCRIPTION OF PROPOSAL:	Erection of 3 no. new dwellings complete with garages, infrastructure, and associated works, including access from Church Lane.
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=604619

REASON FOR REFUSAL

- 1 The development of three large detached houses on this large site goes beyond what could be described as limited infilling within a village and is therefore inappropriate development, by definition harmful to the Green Belt and to the purposes of including land within the Green Belt The proposal is therefore, contrary to the National Planning Policy Framework and to Policy GB2a of the Adopted Local Plan and Alterations.

Report Item No: 5

APPLICATION No:	EPF/0615/18
SITE ADDRESS:	Steers Pigstye Green Road Willingale Ongar Essex CM5 0QF
PARISH:	Willingale
WARD:	High Ongar, Willingale and the Rodings
DESCRIPTION OF PROPOSAL:	Application for variation of condition 6 'no commercial activity' on enforcement appeal ENF/0524/15 (Change of use of land from domestic horse keeping to residential)
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=606500

REASON FOR REFUSAL

- 1 The proposal would enable the storage of a mini digger and trailer on the site which would be an inappropriate use within the Green Belt resulting in harm to openness. No very special circumstances exist that are sufficient to outweigh this harm and the proposal is therefore contrary to the NPPF and Policy GB2a of the Adopted Local Plan and Alterations.

Report Item No: 6

APPLICATION No:	EPF/0891/18
SITE ADDRESS:	George House High Street Ongar Essex CM5 9JG
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Conversion of existing house into 4 x 2 bedroom maisonettes.
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=607614

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: TJK506.1, TJK506.2, TJK506.3, TJK506.6, 1971-01, 1971-02 Rev. C
- 3 No development, including works of demolition or site clearance, shall take place until details of the retained landscaping (trees / hedges) and their methods of protection (in accordance with BS5837:2012 -Trees in relation to design, demolition and construction Recommendations) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details unless the Local Planning Authority gives its written consent to any variation.
- 4 An electric vehicle charging point shall be provided for each of the approved dwellings prior to first occupation
- 5 Prior to first occupation measures shall be incorporated within the development to ensure a water efficiency standard of 110 litres (or less) per person per day.

- 6 Prior to first occupation of the dwellings hereby approved measures to improve the ecological value of the site shall be implemented in accordance with details that have been submitted to and agreed in writing by the Local Planning Authority.

Report Item No: 7

APPLICATION No:	EPF/1000/18
SITE ADDRESS:	21/23 Forest Drive Theydon Bois Essex CM16 7HA
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Ground floor roof extension, ground and first floor side extension, roof extensions for loft accommodation
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=607997

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 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 B of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 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.

Report Item No: 8

APPLICATION No:	EPF/1002/18
SITE ADDRESS:	21/23 Forest Drive Theydon Bois Essex CM16 7HA
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Ground floor roof extension, ground and first floor side extension
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=607999

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.
- 4 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 B of Part 2 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

Report Item No: 9

APPLICATION No:	EPF/1043/18
SITE ADDRESS:	17 Woodland Way Theydon Bois Epping Essex CM16 7DY
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Proposed double storey side extension with pitch roof, rendered and painted to match existing house. Single storey extension to the rear with dual pitch roof.
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=608154

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 window openings in the flank elevation 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.
- 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 The development shall be carried out strictly in accordance with the approved drawings 2880-P01, P02A, P03, P04A,P05A, P06A, and P07