

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 14 November 2018
West

Place: Council Chamber - Civic Offices **Time:** 7.30 - 8.43 pm

Members Present: E Webster (Chairman), D Dorrell (Vice-Chairman), R Gadsby, S Heather, H Kane, S Kane, J Lea, A Mitchell, S Stavrou and D Stocker

Other Councillors:

Apologies: L Hughes and M Sartin

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

31. 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.

32. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements agreed by the Council, to enable persons to address the Sub-Committee in relation to the determination of applications for planning permission.

33. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 17 October 2018 be taken as read and signed by the Chairman as a correct record.

34. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor S Stavrou declared non-pecuniary interests in the following items of the agenda by virtue of having knowing the applicant with regard to EPF/1169/18 and knowing the agent with regard to EPF/2227/18. The Councillor had determined that her interests were not prejudicial and that she would remain in the meeting for the consideration of the item and voting thereon:

- EPF/1169/18 – Pipers Farm, Lippitts Hill, Waltham Abbey; and
- EPF/2227/18 – Tomworld, Shottentons Farm, Pecks Hill, Nazeing.

35. ANY OTHER BUSINESS

It was reported that there was no urgent business for consideration at the meeting.

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

It was noted that the Epping Forest District Local Plan Submission Version Planning Policy Briefing note was available at:

http://www.efdclocalplan.org/wpcontent/uploads/2018/03/Planning-Policy-Briefing-Note_Mar-2018.pdf

37. DEVELOPMENT CONTROL

(a) Site Visits

It was noted that there were no formal site visits requested by members prior to the consideration and determination of the following applications.

(b) Planning Applications

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

RESOLVED:

That, Planning applications numbered 1 – 5 be determined as set out in the annex to these minutes.

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/3359/17
SITE ADDRESS:	Land to rear of 54 Sun Street Waltham Abbey Essex EN9 1EJ
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	The erection of a one and a half storey building for a flexible A1 (retail)/A2 (financial and professional) use.
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=603337

Deferred for further information

Report Item No: 2

APPLICATION No:	EPF/0530/18
SITE ADDRESS:	38 Honey Lane Waltham Abbey Essex EN9 3BS
PARISH:	Waltham Abbey
WARD:	Waltham Abbey Honey Lane
DESCRIPTION OF PROPOSAL:	Demolition of existing dwelling and detached residential annex. Removal of existing vehicular access. Construction of new residential apartment block containing 14 dwellings.
DECISION:	Refused

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=606274

REASONS FOR REFUSAL

1. The proposed development would cause an unacceptable adverse impact on the character and appearance of Honey Lane as the design has an excessively bulky and high form which is stark and out of character with the existing street scene, contrary to the NPPF and the Local Plan (as amended) policies CP3, DBE1, and DBE2 of the Adopted Local Plan and Alterations and policy DM9 of the Epping Forest District Local Plan (Submissions Version) 2017

Member considered the scheme but raised serious objections to the design in terms of its height, bulk and massing on a site which is the start of Honey Lane which is characterised by detached and semidetached 2 storey houses of traditional designs. This scheme is a stark and incongruous design which is out of keeping with the street scene in Honey Lane which has a different character and appearance to the neighbouring Roundhills estate to the west. The site is elevated and this topographical feature would exacerbate the impact of the 4 storey building proposed. Members were concerned that this is the wrong design for this site and one which would disfigure the area and set an unacceptable precedent.

Way forward – to change the design to a smaller and less bulky scheme

Report Item No: 3

APPLICATION No:	EPF/1169/18
SITE ADDRESS:	Pipers Farm Lippitts Hill Waltham Abbey Essex IG10 4AL
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach
DESCRIPTION OF PROPOSAL:	Demolition of existing buildings and construction of 3 new detached dwellings with associated works.
DECISION:	Grant Permission (Subject to Legal Agreement)

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=608695

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: 1601/: 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12 and 13
- 3 No construction works above ground level shall have taken 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, prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
- 4 No works to or demolition of buildings or structures that may be used by breeding birds shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check for active birds' nests immediately before the structure is demolished and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to EFDC.
- 5 A mitigation licence for bats from Natural England will be necessary to commence demolition works. A Bat Low Impact Class Licence might be appropriate. The licence must be submitted to EFDC for confirmation.

- 6 A construction method statement for bats should be submitted to EFDC for approval confirming that a licensed ecologist will inspect the structures pre-works and that the roof will be soft-stripped to ensure no bats are harmed/killed during demolition.
- 7 No works which include the creation of trenches or culverts or the presence of pipes shall commence until measures to protect badgers and/or hedgehogs from being trapped in open excavations are submitted to and approved in writing by EFDC. The measures may include:
 - a) Creation of sloping escape ramps for mammals, which may be achieved by edge profiling of trenches/excavations or by using planks placed into them at the end of each working day; and
 - b) Open pipework being blanked off at the end of each working day.
- 8 Prior to commencement, a lighting design strategy for bats shall be submitted to and approved by EFDC. The strategy shall:
 - a) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory.
 - b) Show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory.
- 9 A biodiversity enhancement plan is to be submitted to EFDC. This will include bat and bird boxes, the planting of bat-friendly flowers and shrubs and hedgehog access points.
- 10 Prior to first occupation of the development hereby approved, details of foul and surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 11 Prior to first occupation of the development, measures shall be incorporated within the development to ensure a water efficiency standard of 110 litres (or less) per person per day.
- 12 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed and utilised to clean vehicles immediately before leaving the site. Any mud or other material deposited on nearby roads as a result of the development shall be removed.
- 13 Prior to first occupation of the development hereby approved, 1 Electric Vehicle Charging Point for each dwelling that has a garage or allocated parking space and 1 Electric Vehicle Charging Point for every 10 properties that share unallocated parking shall be installed and retained thereafter for use by the occupants of the site.

- 14 No development shall commence until an assessment of the risks posed by any contamination, carried out in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), shall have been submitted to and approved in writing by the local planning authority. If any contamination is found, a report specifying the measures to be taken, including the timescale, to remediate the site to render it suitable for the approved development shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures and timescale and a verification report shall be submitted to and approved in writing by the local planning authority. If, during the course of development, any contamination is found which has not been previously identified, work shall be suspended and additional measures for its remediation shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures and a verification report for all the remediation works shall be submitted to the local planning authority within 21 days of the report being completed and approved in writing by the local planning authority.
- 15 Following completion of the 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.
- 16 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 Phase 2 report, work shall be suspended and additional measures for its remediation shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures and a verification report for all the remediation works shall be submitted to the local planning authority within 21 days of the report being completed and approved in writing by the local planning authority.
- 17 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.
- 18 Prior to the first occupation of the development the vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The parking and turning areas shall be retained in perpetuity for their intended purpose.

Report Item No: 4

APPLICATION No:	EPF/2227/18
SITE ADDRESS:	'Tomworld' Shottentons Farm Pecks Hill Nazeing Essex EN9 2NY
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Temporary stationing of caravans for occupation by horticultural workers for a period of three years and associated parking provision.
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=613473

REASON FOR REFUSAL

- 1 The proposal amounts to inappropriate development in the Green Belt. Inappropriate development is, by definition harmful to the Green Belt. In addition the proposal would cause additional harm to its openness. The proposal is therefore contrary to policies GB2A and GB7A of the Adopted Local Plan and with policy DM4 of the Epping Forest Local Plan (Submission Version) 2017.
- 2 The proposal fails to demonstrate to the satisfaction of the competent authority that the development as proposed would not cause a significant harmful impact on the integrity of the Epping Forest Special Area of Conservation. The proposal is therefore contrary to policy NC1 of the Adopted Local Plan, with policies DM2 and DM22 of the Epping Forest Local Plan (Submission Version) 2017, with the objectives of the National Planning Policy Framework and with the requirements of the Habitat Regulations 2017.
- 3 The proposed development will appear as a prominent and incongruous feature within the context of the existing area which is predominantly characterised by open field patterns and open landscape. The proposal is therefore contrary to policies CP2 and DBE4 of the Adopted Local Plan, with policy DM9 of the Epping Forest Local Plan (Submission Version) and with the objectives of the National Planning Policy Framework.
- 4 The circumstances advanced by the applicant do not amount to the very special circumstances required to clearly outweigh the identified harm to the Green Belt and any other harm, which in this case is the additional harm caused to the character and appearance of the area and the potential harm on the Epping Forest Special Area of Conservation. The proposal is therefore contrary to the policies of the Development Plan.

Report Item No: 5

APPLICATION No:	EPF/2240/18
SITE ADDRESS:	Curtilage of Yew Tree Cottage High Road Epping Essex CM16 4DJ
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	Enlargement of an existing bungalow and garage to create a new detached bungalow.
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=613515

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 external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.
- 3 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: TC/0000/PP/01 dated 29 October 2018, TC/0000/PP/02 dated 29 October 2018, TC/0000/PP/03 dated 29 October 2018, TC/0000/PP/04 dated 29 October 2018, TC/0000/PP/05 dated 29 October 2018, TC/0000/PP/06 dated 29 October 2018, TC/0000/PP/07 dated 29 October 2018, TC/0000/PP/08 dated 29 October 2018.
- 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 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Schedule 2, Part 1, Classes B and C shall be undertaken without the prior written permission of the Local Planning Authority.

