

## **EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Planning Sub-Committee **Date:** 12 December 2018  
West

**Place:** Council Chamber - Civic Offices **Time:** 7.30 - 8.10 pm

**Members Present:** E Webster (Chairman), D Dorrell (Vice-Chairman), R Gadsby, S Heather, L Hughes, J Lea, M Sartin, S Stavrou and D Stocker

**Other Councillors:**

**Apologies:** R Bassett, H Kane and S Kane

**Officers Present:** J Godden (Principal Planning Officer (Heritage, Enforcement & Landscaping)), A Hendry (Senior Democratic Services Officer) and J Leither (Democratic Services Officer)

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### **38. 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.

### **39. 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.

### **40. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting of the Sub-Committee held on 14 November 2018 be taken as read and signed by the Chairman as a correct record.

### **41. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillors M Sartin and S Stavrou declared non-pecuniary interests in the following items of the agenda by virtue of being District Council appointees to the Lee Valley Regional Park Authority. The Councillors had determined that their interests were not prejudicial and that they would remain in the meeting for the consideration of the item and voting thereon:

- EPF/1351/18 – Former Chimes Garden Centre and Nazebourne, Nazeing;
- EPF/2412/18 – Brick Lock Cottage, Glen Faba, Roydon;
- EPF/2414/18 – Brick Lock Cottage, Glen Faba, Roydon.

**42. ANY OTHER BUSINESS**

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

**43. 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](http://www.efdclocalplan.org/wpcontent/uploads/2018/03/Planning-Policy-Briefing-Note_Mar-2018.pdf)

**44. DEVELOPMENT CONTROL**

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

**RESOLVED:**

That, Planning applications numbered 1 – 4 be determined as set out in the annex to these minutes.

**45. PROBITY IN PLANNING - APPEAL DECISIONS, 1ST APRIL TO 30TH SEPTEMBER 2018**

The Sub-Committee received report on the appeal decisions during the period 1 April to 30 September 2018.

In compliance with the recommendation of the District Auditor, this report advised the decision-making committees of the results of all successful allowed appeals (i.e. particularly those refused by committee contrary to officer recommendation).

The purpose was to inform the committee of the consequences of their decisions in this respect and, in cases where the refusal is found to be unsupportable on planning grounds, an award of costs may be made against the Council.

Since 2011/12, there have been two local indicators, one of which measures all planning application type appeals as a result of committee reversals of officer recommendations (GOV08) and the other which measures the performance of officer recommendations and delegated decisions (GOV07).

Over the six-month period between 1 April 2018 and 30 September 2018, the Council received 58 decisions on appeals (53 of which were planning related appeals, the other 5 were enforcement related).

GOV07 and 08 measure planning application decisions and out of a total of 53, 11 were allowed and 1 was part allowed (22.6%). Broken down further, GOV07 performance was 7 (including 1 part allowed) out of 41 allowed (17.1%) and GOV08 performance was 5 out of 12 (41.7%).

**RESOLVED:**

That the probity in Planning report covering the period 1 April to 30 September 2018 be noted.

**CHAIRMAN**

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## Report Item No:1

<b>APPLICATION No:</b>	EPF/1092/18
<b>SITE ADDRESS:</b>	The Bungalow Hoe Lane Nazeing Essex EN9 2RQ
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Development of 3 dwellings.
<b>REDECISION:</b>	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=608356](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=608356)

## 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: A-1701-SK: 09F, 10F, 11F, 12F
- 3 The window openings in the southern flank elevation of the dwelling on plot 1 and the northern flank elevation of the dwelling on plot 3 shall be entirely fitted with obscured glass with a minimum Level 3 obscurity 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 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.
- 5 The development hereby approved shall be carried out in accordance with the flood risk assessment (Ken Rush Associates Flood Risk Assessment, Ref 17-6121, April 2018) and drainage strategy submitted with the application unless otherwise agreed in writing with the Local Planning Authority.
- 6 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 of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

- 7 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.
- 8 If any tree, shrub or hedge shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.
- 9 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.
- 10 Prior to the first occupation of the development both accesses shall be increased to a minimum width of 5 metres for at least the first 6 metres from the back edge of the carriageway and provided with an appropriate dropped kerb crossing of the verge.
- 11 No removal of hedgerows, trees or shrubs, or 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 of vegetation for active birds' nests immediately before the vegetation is cleared 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.
- 12 Prior to the commencement of any works dusk and dawn surveys for bats should be undertaken in accordance with guidelines from Natural England on the bungalow and garage. These should be submitted to EFDC for approval. Should the surveys reveal the presence of bats, or their breeding sites or resting places then an appropriate and proportionate detailed mitigation and compensation strategy must be written in accordance with any guidelines available from Natural England and submitted to EFDC for approval. Should a Natural England European Protected Species licence (EPS) be required then this should also be submitted to EFDC. All works shall then proceed in accordance with the approved strategy with any amendments agreed in writing.
- 13 A working methodology for the inspection/felling of any low or moderate potential trees for bats (if removal or significant tree work is required on these trees) should be submitted to, and approved by, EFDC.

- 14 Prior to occupation, 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 along important routes used to access key areas of their territory, for example, for foraging; and
  - b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.
- 15 A working methodology statement for reptiles shall be submitted to, and approved by, EFDC.
- 16 A biodiversity enhancement plan shall be submitted to, and approved by, EFDC. This will include bat and bird boxes, hedgehog box and corridors, log piles and native planting.
- 17 The Ecological Report submitted by Tim Moya Associates December 2017 and its recommendations and guidelines in section 7 and 8 shall be followed unless otherwise agreed in writing by the Local Planning Authority.

**Report Item No:2**

<b>APPLICATION No:</b>	EPF/1351/18
<b>SITE ADDRESS:</b>	Former Chimes Garden Centre and Nazebourne (no. 93) Old Nazeing Road Nazeing Essex EN10 6RJ
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of site buildings and redevelopment to provide 33 new homes
<b>DECISION:</b>	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=609536](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=609536)

That the permission is subject to a Section 106 Legal Agreement which secures 5 affordable rented 3 bed dwellings and contributions towards Early Years and Childcare (45,471)) and Primary Education (£132,945) Index linked to April 2018

**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: 17142-P-001, 003L, 004B, 005B, 006, 007B, 008B, 009B, 010B, 011B, 012B, 014A, 015B, 016A  
  
Reason: To ensure the proposal is built in accordance with the approved drawings.
- 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 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.
- 5 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.



- 6 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.
- 7 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 garage(s) 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.
- 8 Prior to first occupation of the development, the ecological enhancements set out in the submitted Ecological Enhancement Plan shall be carried out in full.
- 9 Prior to any above ground works, details of the proposed landscaping of the site, including retention of trees and other natural features and the proposed times of planting (linked to the development schedule), shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping shall be carried out in accordance with the approved details and at the agreed times.
- 10 Prior to the occupation of any phase of the development, for its permitted use, a Landscape Management Plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority. The landscape management plan shall be carried out as approved.
- 11 Prior to any above ground works, full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) shall be 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.
- 12 Prior to first occupation of the development, a schedule of landscape maintenance for a minimum period of five years shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. The landscape maintenance plan shall be carried out in accordance with the approved schedule.
- 13 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.

- 14 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.
- 15 No development other than above ground demolition shall commence until , 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.

Reason:- The site has been identified as contaminated. Full remediation is required to ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with the guidance contained within the National Planning Policy Framework, policy RP4 of the adopted Local Plan and Alterations, and policy DM 21 of the Epping Forest District Council Local Plan

- 16 Following completion of the measures identified in the approved remediation scheme, and prior to the first use or occupation of any part of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with details of any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils. These details must be submitted to and agreed in writing by the Local Planning Authority. The approved monitoring and maintenance programme shall thereafter be implemented in full and records kept available for inspection by the Local Planning Authority on request.

Reason:- To ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with the guidance contained within the National Planning Policy Framework, policy RP4 of the adopted Local Plan and Alterations, and policy DM 21 of the Epping Forest District Council Local Plan Submission Version 2017.

- 17 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
1. The parking of vehicles of site operatives and visitors
  2. Loading and unloading of plant and materials
  3. Storage of plant and materials used in constructing the development
  4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
  5. Measures to control the emission of dust and dirt during construction, including wheel washing.
  6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
  7. Tree protection measures.
- 18 No works shall take place until the following components of the detailed surface water drainage scheme for the site, based on sustainable drainage principles and as per the

submitted Flood Risk Assessment, an assessment of the hydrological and hydrogeological context of the development has been submitted to and agreed by the Local Planning Authority. The approved scheme shall subsequently be implemented in full prior to first occupation of any of the dwellings hereby approved.

- 19 No above ground works shall take place until a maintenance plan detailing the maintenance arrangements including those who are responsible for different elements of the surface water drainage system and the activities/frequencies have been submitted to and agreed by the Local planning Authority. Should any part be maintainable by a maintenance company details of the long term funding arrangements shall be provided.
- 20 The applicant or any successor in title must maintain yearly logs of maintenance that must be carried out in accordance with the approved maintenance plan. These must be made available for inspection upon request by the Local Planning Authority.

<b>APPLICATION No:</b>	EPF/2412/18
<b>SITE ADDRESS:</b>	Brick Lock Cottage Glen Faba Roydon Essex CM19 5EW
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Roydon
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed rear extension, external restoration including replacement windows to rear and logstore.
<b>DECISION:</b>	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=614356](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=614356)

## 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: 100.110 Rev B, 100.011 Rev A, 100.100A Rev A, 100.010 Rev A, 100.001 Rev A & 100.115 Rev A.
- 3 Before any preparatory demolition or construction works commence on site, a biodiversity enhancement statement, for the site 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 any protected species, nesting birds and radiating mammals. Development shall be undertaken only in accordance with the agreed strategy and methodology.
- 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 measure in place to protect nesting bird interest on site. Any such written confirmation should be submitted to EFDC.

**Report Item No:4**

<b>APPLICATION No:</b>	EPF/2414/18
<b>SITE ADDRESS:</b>	Brick Lock Cottage Glen Faba Roydon Essex CM19 5EW
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Roydon
<b>DESCRIPTION OF PROPOSAL:</b>	Grade II Listed Building Consent for proposed rear extension, external restoration including replacement windows to rear and logstore.
<b>DECISION:</b>	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=614373](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=614373)

**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: 100.110 Rev B, 100.011 Rev A, 100.100A Rev A, 100.010 Rev A, 100.001 Rev A & 100.115 Rev A.
- 3 Notwithstanding the approved designs, the new extension shall be clad in 8" horizontal Shiplap cladding formed from British Larch natural timber, the lower edge to incorporate a radiused fillet bead. The cladding shall be painted in an off-white oil-based cladding paint to BS colour 10 B 15. Any alternative cladding or finish must be approved in writing in advance of construction by the local planning authority.
- 4 Notwithstanding the approved designs, the new windows in the building (with the exception of the timber doors) shall be formed from W20 steel sections, painted Oyster White Ral 1013. Any alternative window sections / materials / paint colours require to be approved in writing by the local planning authority in advance of construction.
- 5 Notwithstanding the approved designs, the new rainwater goods in the listed building and extension shall be fabricated from cast iron, painted black.
- 6 Notwithstanding the approved designs, the roof covering over the new extension shall be European natural slate, of the same gauge and colour as that covering the main roof of the listed building.

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