

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 10 April 2019
West

Place: Council Chamber - Civic Offices **Time:** 7.30 - 8.50 pm

Members Present: D Dorrell (Vice-Chairman, in the Chair), R Gadsby, S Heather, H Kane, S Kane, J Lea, M Sartin, S Stavrou and D Stocker

Other Councillors:

Apologies: E Webster, R Bassett and A Mitchell

Officers Present: J Godden (Principal Planning Officer (Heritage, Enforcement & Landscaping)), A Hendry (Senior Democratic Services Officer) and S Kits (Social Media and Customer Services Officer)

53. 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.

54. 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.

55. APPOINTMENT OF VICE CHAIRMAN

In the absence of the Chairman, Councillor D Dorrell, the Vice-Chairman acting as the Chairman, sought nominations for the role of Vice-Chairman.

RESOLVED:

That Councillor M Sartin be elected Vice-Chairman for the duration of the meeting.

56. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 13 February 2019 be taken as read and signed by the Chairman as a correct record.

57. DECLARATIONS OF INTEREST

There were no declarations of interest pursuant to the Council's Code of Member Conduct.

58. ANY OTHER BUSINESS

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

59. 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

60. DEVELOPMENT CONTROL

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/3059/18
SITE ADDRESS:	J & W Fencing Ltd Pecks Hill Nazeing Essex EN9 2NY
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Outline application for demolition of all existing structures and complete site clearance followed by residential redevelopment with 25 dwellings; closure of existing access and creation of a new access point.
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=617718

CONDITIONS

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the approval of the last of the reserved matters as defined in condition [2] below, whichever is the later.
2.
 - a) Details of the reserved matters set out below ("the reserved matters") shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:
 - (i) layout;
 - (ii) scale;
 - (iii) appearance; and
 - (v) landscaping.
 - b) The reserved matters shall be carried out as approved.
 - c) Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.
3. The development hereby permitted will be completed strictly in accordance with the approved drawings no's:

OS 1414-17-Doc1 Tree Report dated May 2017, Tree Constraints Plan OS 1414-17.1, Transport Statement by EAS, Planning Statement, Phase 1 Geoenvironmental Assessment April 2017 report and appendices. Location Plan, Flood Risk Assessment by EAS, F929/14B, Proposed affordable housing schedule of accommodation Rev A 18.2.19.

4. If any tree, shrub or hedge shown to be retained in the submitted Arboricultural reports is removed, uprooted or destroyed, dies, or becomes severely damaged or diseased during development activities or 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.
5. 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. It shall also include details of a hedge along the perimeter of the site which adjoins the Green Belt boundary. (i.e. western, northern eastern and southern boundaries). 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.
6. The location of the new access point will involve the filling in of a pond on site. Details of a new pond to be dug on site as compensation for this loss of habitat shall be submitted to the Local Planning Authority for agreement in writing before any construction works commence on site. Development shall be undertaken only in accordance with the agreed details and methodology. Advice on how to create a wildlife pond can be found at <https://freshwaterhabitats.org.uk>.
7. Integrated bat roosts should be incorporated into the house designs at least 1 per house. A selection of integrated bat box designs can be found at www.nhbs.com. As stated section 6 of the Bat Report submitted by Essex Mammal Surveys artificial roosts in new houses can become established within a couple of years of their completion. The report also states that bats are likely to be using the area to forage. Providing roosting habitat within the development will contribute to enhancing the natural environment as per the NPPF chapter 11.
8. No preliminary ground works shall take place until a flood risk assessment and management and maintenance plan 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 best practice tool. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.

9. Prior to preliminary ground works taking place, details of 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.
10. 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.
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. 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 and E of Part [1] of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
13. Arboricultural Implication Assessment: Outline - No development shall take place, including works of demolition or site clearance, until an Arboricultural Implication Assessment and Tree Constraint plan, concurrently with the detailed site layout, has been submitted to and approved in writing by the Local Planning Authority. This should be drawn up in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations).
14. No development shall take place, including any ground works or demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall provide for the following all clear of the highway:
 - o safe access into the site
 - the parking of vehicles of site operatives and visitors
 - loading and unloading of plant and materials
 - storage of plant and materials used in constructing the development
 - wheel and underbody washing facilitiesThe approved plan shall be adhered to throughout the construction period.
15. Prior to commencement of the development a scheme for the upgrading of public footpath no.3 Nazeing within the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme of works shall be implemented as approved.
16. Prior to the first occupation of the development the highway works, as shown in principle on EAS drawing no.SK01 Rev B, shall be fully implemented and shall include, but not be limited to, the following:

The provision of a new priority junction with minimum radii of 6m and dropped kerb crossings with tactile paving;
Clear to ground visibility splays of 2.4m x 43m to remain in perpetuity.
A 2m wide footway to the south of the access to include two dropped kerb pedestrian crossing points and tactile paving;
The permanent closure of the existing vehicular access to the north of the site.

17. Prior to the first occupation of the development two bus stops shall be provided at the site frontage and on the opposite side of the road. The stops shall include a post, flag and timetable with the exact details and locations to be agreed with the Highway Authority.
18. Prior to first occupation of the proposed development, the Developer shall be responsible for the provision, per dwelling, and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one-day travel vouchers for use with the relevant local public transport operator.
19. No development shall take place until details of a robust tree screen along the perimeter of the site which adjoins the Green Belt Boundary have been submitted to the Local Planning Authority and approved in writing. The Green Belt adjoins the western, northern eastern and southern boundaries of the site. The fencing along the eastern and southern boundaries which adjoin open land shall have a post and rail design. If within a period of five years from the date of the planting or establishment of any tree, that tree, 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.
20. Prior to the commencement of works the developer shall provide details of provision for 11 affordable units on the application site of a mix and tenure and location to be agreed in writing by the Local Planning Authority. The development shall be carried out and maintained thereafter in accordance with the agreed details.
21. 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.
22. 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.

And ...subject to the completion of:-

- 1) consultation with Natural England, and
- 2) a S106 legal agreement to be signed and completed to secure (a) an appropriate financial contribution for the management and monitoring of air quality, (b) secure the financial education

contribution of £39200.00 towards early years and childcare provision, £114607.00 towards Primary School provision. (c)Provision of on site affordable housing comprising 11 units. 8 of these units will be for rent and the remaining 3 units will be for shared ownership.

This application is before this Committee since it is an application for residential development consisting of 10 dwellings or more (other than an application for approval of reserved matters) and is recommended for approval (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council).

Report Item No: 2

APPLICATION No:	EPF/3164/18
SITE ADDRESS:	Cobbins Brook Dental Practice 28 Honey Lane Waltham Abbey Essex EN9 3BT
PARISH:	Waltham Abbey
WARD:	Waltham Abbey Honey Lane
DESCRIPTION OF PROPOSAL:	Conversion of existing first floor office/staff room/store to create 1 additional surgery room including loft conversion involving a front and rear dormer window to provide additional living 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=617718

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 no's: 3319 -01/MT; 3319 -02/MT; 3319 - 03/MT Revision A ; 3319 - 04/MT Revision A; 3319 - 05/MT Revision A; 3319 - 07/MT Revision A
3. 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.

Report Item No: 3

APPLICATION No:	EPF/3187/18
SITE ADDRESS:	Manor Farm Mott Street Waltham Abbey Essex IG10 4AP
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach
DESCRIPTION OF PROPOSAL:	Demolition of existing buildings and construction of x 2 no. two bedroom, x 2 no. three bedroom and x 2 no. four bedroom dwellings with associated amenity space, car parking and landscaping.
DECISION:	Withdrawn

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=617795

Application withdrawn by applicant prior to meeting

Report Item No: 4

APPLICATION No:	EPF/3423/18
SITE ADDRESS:	Mill House Betts Lane Nazeing Essex EN9 2DB
PARISH:	Nazeing
WARD:	Broadley Common, Epping Upland and Nazeing
APPLICANT:	Mr Casey
DESCRIPTION OF PROPOSAL:	Erection of a single storey extension to existing stable block.
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=618816

Deferred for site visit

Report Item No: 5

APPLICATION No:	EPF/0165/19
SITE ADDRESS:	The Suntrap Church Road Loughton Essex IG10 4AJ
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach
DESCRIPTION OF PROPOSAL:	Demolition of the existing outdoor classroom, animal shelter, storage garage and camping shelter. Construction of a new information building and camping pods and replacement outdoor classroom, animal shelter, storage and camping pavilion. Refurbishment and extension of existing building with a conversion of roof voids to create a studio flat and a multi-purpose room. Associated landscaping improvements including car parking and a new coach parking area.
DECISION:	Grant 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=619713

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 no's: 7116_SK_010; 7116_P_001, 002, 003, 004, 011, 012, 013, 014, 015, 016, 017, 018, 019, 021, 022, 023, 024, 025, 026, 027, 031, 032, 033, 034, 035, 101 and 102; NPS-DR-A-(00)-100 rev P1, 101 rev P1, 102 rev P1, 103 rev P1, 104 rev P1, 105 rev P1, 106 rev P1, 107 rev P1, 108 rev P1, 109 rev P1 and 110 rev P1; 180813 - P - 01, 02 and 03; 3001 rev P1, 3002 rev P1, 3400 rev P1, 3410 rev P1 and 3500 rev P0
3. Prior to preliminary ground works taking place, details of 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.
4. 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.

5. 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.
6. Prior to any above ground works, details of provision of covered and secure storage for cycles within the site shall be submitted and approved by the Local Planning Authority, the works as approved shall be fully implemented prior to completion of the development.
7. Prior to any above ground works, details of external lighting to be retained and provided across the site shall be submitted to and approved in writing by the Local Planning Authority. The works as agreed shall be implemented only in accordance with the agreed details and thereafter no external lighting more than 1 metre above ground level shall be installed without prior consent of the Local Planning Authority.
8. Prior to first occupation of the development hereby approved, 1 Electric Vehicle Charging Point shall be installed to the car parking area and retained thereafter.
9. If any tree, shrub or hedge shown to be retained in the submitted Arboricultural reports is removed, uprooted or destroyed, dies, or becomes severely damaged or diseased during development activities or 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.
10. The occupation of the residential accommodation hereby approved shall be limited to persons whose main occupation is the activities at the Centre of the Centre., and their dependents.
11. The site shall be used as a single planning unit for the provision of education as defined within Use Class D1 (c) of the Town & Country Planning (Use Classes) Order 1997, as amended and shall not be used for any other purpose either within Use Class D1 nor as part of any mixed use without prior consent from the Local Planning Authority.

12. Following completion of the measures identified in the approved remediation scheme in condition 5 above, 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.
13. 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.
14. No tannoy, public address system or other amplified sound equipment shall be installed on the site without prior consent from the Local Planning Authority.
15. The site shall be used as a single planning unit for the provision of education as defined within Use Class D1 (c) of the Town & Country Planning (Use Classes) Order 1997, as amended and shall not be used for any other purpose either within Use Class D1 nor as part of any mixed use without prior consent from the Local Planning Authority.

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