

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 17 July 2019
West

Place: Council Chamber - Civic Offices **Time:** 7.30 - 8.30 pm

Members Present: J Lea (Vice-Chairman), S Heather, H Kane, S Kane, Y Knight, J Leppert, M Sartin, S Stavrou and D Stocker

Other Councillors:

Apologies: D Dorrell, N Avey, R Bassett, A Mitchell and D Plummer

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

68. 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.

69. 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.

70. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 15 May 2019 be taken as read and signed by the Chairman as a correct record.

71. DECLARATIONS OF INTEREST

72. APPOINTMENT OF VICE CHAIRMAN

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

RESOLVED:

That Councillor S Stavrou be elected Vice-Chairman for the duration of the meeting.

73. ANY OTHER BUSINESS

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

74. 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

75. DEVELOPMENT CONTROL

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

RESOLVED:

That, Planning applications numbered 1 – 3 be determined as set out in the annex to these minutes.

CHAIRMAN

Report Item No:1

APPLICATION No:	EPF/0140/19
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 annexe. Removal of existing vehicular access and construction of a new residential apartment block containing 14 dwellings (revision to EPF/0530/18).
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=619553

REASONS FOR REFUSAL

- 1 The proposed development would cause an unacceptable adverse impact on the character and appearance of Honey Lane as the design of two blocks results in an excessively bulky and over dominant form, resulting in a cramped development on this plot, 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
- 2 The application does not provide sufficient information to satisfy the Council, as competent authority, that the proposed development will not adversely affect the integrity of the Epping Forest Special Area for Conservation and there are no alternative solutions or imperative reasons of overriding public interest why the proposed development should be permitted. In the absence of such evidence, and of a completed Section 106 planning obligation to mitigate against the adverse impact that it will have on the Epping Forest Special Area for Conservation in terms of air pollution, the proposed development is contrary to policies CP1 and CP6 of the Epping Forest Local Plan (1998) and Alterations (2006), policies DM2 and DM22 of the Epping Forest District Local Plan Submission Version 2017, the NPPF, and the requirements of the Habitats Regulations 2017.

The committee had very serious concerns that the size and scale of the development was excessive on a cramped plot and that the design and appearance of the scheme was out of keeping with Honey Lane and that this could not, due to its location and built form, be considered to be a transition site between Honey Lane and Roundhills.

Way forward – to design a more appropriate scheme that integrates with Honey Lane and reduces the scale of development to avoid a cramped scheme.

Report Item No:2

APPLICATION No:	EPF/0622/19
SITE ADDRESS:	Land at Epping Long Green Epping Upland Epping Essex CM16 6PU
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	Residential development of x 4 no. units with associated car parking and landscaping.
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=621493

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:

Flood Risk Assessment by Wardell Armstrong April 2017, Phase 1 Land Contamination Preliminary Risk Assessment by Wilbourn and Co Ltd and Griff Dixon Associates Ltd ref 16-125.01 January 2017, Ecological Report Extended Phase 1 Habitat Assessment, Bat Scoping Survey and Great Crested Newt HIS Survey February 2017 170122-ED-01 by Tim Moya Associates, Design and Access Statement

180037 - PTA - ZZ - 00 - DR- A- (06) 001 P1,
180037 - PTA - ZZ - 00 - DR- A- (06) 003 P,
180037 - PTA - ZZ - 00 - DR- A- (06) 004 P,
180037 - PTA - ZZ - 00 - DR- A- (06) 005 P,
180037 - PTA - ZZ - 00 - DR- A- (07) 001 P2,
180037 - PTA - ZZ - 00 - DR - A:(07) 002 P1,
180037 - PTA - ZZ - 01-DR-A-(07) 003 P1,
180037 -PTA - ZZ - 01-DR-A- (07) 007 P2,
180037 - PTA - ZZ - ZZ - DR-A (08) 001 P2,
180037 - PTA - ZZ - ZZ - DR-A (08) 001A P1,
180037 - PTA - ZZ - ZZ - DR-A (08) 002 P1,
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180037 - PTA - ZZ - ZZ - DR-A (08) 004 P1,
180037 - PTA - ZZ - ZZ - DR-A (08) 005 P1,
06418-D01 revision C 9-10-18,

List of External finishes by Stace Construction and Property Consultants These

include Ibstock Arden Weathered Red brickwork, Black 150mm Pre-treated Softwood Featheredge timber weatherboarding, Marley Eternit Acme Double Camber - Smooth Brindle roof tiles, Marshalls - Drivesett Tegula Priora - Traditional paving, Marshalls - Saxon Paving - Natural paving.

- 3 Prior to any above ground works, full details of 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 soft landscaping to the north western (i.e. rear) boundary and the south western (i.e. left-hand side) boundary of the site shall consist of a planting strip of a minimum width of 3 metres with garden fences on the inside edge. The landscaping along these boundaries shall consist of trees / hedges of native species. The details of soft landscaping 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 any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand in writing. The hard landscaping details shall include details, as appropriate, 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.
- 4 The development shall be carried out in accordance with the Drainage Strategy (House Drainage Plan, ref 06418-D01, Revision C 09-10-18) submitted with the application unless otherwise agreed in writing with the Local Planning Authority.
- 5 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.
- 6 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.

- 7 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.
- 8 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, D and E of Part 2 of Schedule 2 to the Order, shall be undertaken without the prior written permission of the Local Planning Authority.
- 9 This permission shall not be implemented unless and until the recommendations set out within the Ecological Report Extended Phase 1 Habitat Assessment, Bat Scoping Survey and Great Crested Newt HIS Survey February 2017 170122-ED-01 by Tim Moya Associates submitted with the application have been fully undertaken and these mitigation measures shall be maintained for the duration of the use unless otherwise agreed in writing with the Local Planning Authority.
- 10 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.
- 11 Prior to first occupation of the development hereby approved, 1 Electric Vehicle Charging Point for each dwelling shall be installed and retained thereafter for use by the occupants of the site.
- 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 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.

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 monitoring of air quality,**
 - **An Electric charging point for electric vehicles**
 - **Resources relevant to the use of passenger transport and cycling/walking (e.g. Travel Plans, provision of travel packs and introductory tickets for use on public transport, cycle parking,)**
 - **The new houses to have the ability to connect to high speed broadband.**

Report Item No:3

APPLICATION No:	EPF/0686/19
SITE ADDRESS:	Clevedon Epping Road Epping Green Epping Essex CM16 6PR
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	Proposed construction of a rear dormer window with juliet balcony involving a hip-to-gable roof extension for the conversion of the loft into living accommodation; single storey ground floor infill extension and conversion of garage into a habitable room involving a front bay.
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=621774

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: PA04; PA05 A; Block Plan As Existing; Block Plan As Proposed; Location Plan
- 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.

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