

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

**Committee:** Area Planning Sub-Committee **Date:** 20 January 2016  
West

**Place:** Council Chamber, Civic Offices, **Time:** 7.45 - 9.16 pm  
High Street, Epping

**Members Present:** Y Knight (Chairman), A Mitchell (Vice-Chairman), R Bassett, R Butler, D Dorrell, H Kane, S Kane, J Lea, M Sartin, G Shiell and S Stavrou

**Other Councillors:**

**Apologies:** R Gadsby, L Hughes and E Webster

**Officers Present:** J Godden (Principal Planning Officer (Heritage, Enforcement & Landscaping)), R Perrin (Democratic Services Officer) and S Tautz (Democratic Services Manager)

### **33. 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.

### **34. 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.

### **35. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting of the Sub-Committee held on 18 November 2015 be taken as read and signed by the Chairman as a correct record.

### **36. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillor S Stavrou declared a personal non-pecuniary interest in the following item of the agenda by virtue of knowing the objector. Councillor S Stavrou declared that her interest was not prejudicial and indicated that she would remain in the meeting during the consideration of the item and voting thereon:

- EPF/2523/15 – Emerald, Riverside Avenue, Nazeing.

(b) Pursuant to the Council's Code of Member Conduct, Councillor S Stavrou declared a personal non-pecuniary interest in the following items of the agenda by virtue of knowing the Agent speaking on behalf of the Applications. Councillor S Stavrou declared that her interest was not prejudicial and indicated that she would remain in the meeting during the consideration of the items and voting thereon:

- EPF/2586/15 – Di Rosa Garden Centre, Tylers Road, Roydon; and
- EPF/2777/15 – The Briars, Old House Lane, Roydon.

(c) Pursuant to the Council's Code of Member Conduct, Councillor S Stavrou declared a pecuniary interest in the following item of the agenda. Councillor S Stavrou indicated that she would leave the meeting for the consideration and voting thereon:

- EPF/2809/15 – Dallance Farm, Breach Barns Lane, Waltham Abbey.

**37. ANY OTHER BUSINESS**

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

**38. DEVELOPMENT CONTROL**

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

**RESOLVED:**

That, Planning applications numbered 1 – 7 be determined as set out in the annex to these minutes.

**CHAIRMAN**

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/1593/15
<b>SITE ADDRESS:</b>	6 Carters Lane Epping Green Epping Essex CM16 6QJ
<b>PARISH:</b>	Epping Upland
<b>WARD:</b>	Broadley Common, Epping Upland and Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed hip to gable roof extension, with rear dormer window, single storey side extension and single storey rear extension.
<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=577436](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=577436)

**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 08.00 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: 2**

<b>APPLICATION No:</b>	EPF/2133/15
<b>SITE ADDRESS:</b>	3 Green Close Epping Green Epping Essex CM16 6PS
<b>PARISH:</b>	Epping Upland
<b>WARD:</b>	Broadley Common, Epping Upland and Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	To convert existing garage into a child's playroom
<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=578635](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=578635)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/2445/15
<b>SITE ADDRESS:</b>	Red Roofs Low Hill Road Roydon Harlow Essex CM19 5JN
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Roydon
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of a new double garage with store room.
<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=579396](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=579396)

**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 & Country Planning General Permitted Development Order 1995 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the garage 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.
- 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 08:00 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 the completion by the 27<sup>th</sup> January 2016 (unless otherwise agreed in writing by the Local Planning Authority) of a legal agreement removing the right to implement the earlier planning permission (EPF/0957/14 - Erection of a new detached double garage and store room).**

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/2523/15
<b>SITE ADDRESS:</b>	Emerald Riverside Avenue Nazeing Essex EN10 6RD
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey rear and side extensions. New first floor level internal alterations
<b>DECISION:</b>	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=579654](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=579654)

Members decided to defer making a decision on this application in order to seek further information.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/2586/15
<b>SITE ADDRESS:</b>	Di Rosa Garden Centre Tylers Road Roydon Harlow Essex CM19 5LJ
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Broadley Common, Epping Upland and Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of part of existing glasshouses, erection of building for storage of ice cream vans and re-use of retained glasshouses for ancillary parking.
<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=579855](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=579855)

**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: 3560/1, 3560/2, 3560/3, 3560/4, 3560/5
- 3 Materials to be used for the external finishes of the proposed development shall be green in colour unless otherwise agreed in writing by the Local Planning Authority.
- 4 The use hereby permitted shall not be operated outside the hours of 10:00 to 20:30 on Monday to Sundays and Bank Holidays.
- 5 There shall be no repair works or machined cleaning of the fleet of vehicles or the charging of any refrigeration units outside of the new building hereby approved without the prior written consent of the Local Planning Authority.
- 6 The rating level of noise emitted from the site shall not exceed 5dB(A) above the prevailing background noise level when measured from the edge of the closest residential property.
- 7 Prior to the commencement of the use of the site details of the proposed new hedge planting, as shown on Drawing No. 3560/3, shall be submitted to and approved in writing by the Local Planning Authority. The hedge shall be planted prior to commencement of the use of the site, unless otherwise agreed in writing by the

Local Planning Authority. If the hedge 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 new planting of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand in writing.

- 8 No vehicles over 7.5 Tonnes shall be stored or parked on site.
- 9 This consent shall inure solely for the benefit of the applicant Mr Joe Urso and for no other person or persons.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/2777/15
<b>SITE ADDRESS:</b>	The Briars Old House Lane Roydon Harlow Essex CM19 5DN
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Broadley Common, Epping Upland and Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing dwelling and erection of larger new dwelling.
<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=580296](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=580296)

**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: 3278/10, 3278/11, 1298.6, 1298.7, 1298.8, 1298.9, 1298.10, CLS15050001 Rev: 0
- 3 No construction works above ground level shall take 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. The development shall be implemented in accordance with such approved details.
- 4 No development shall take place until details of 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.
- 5 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 extensions generally permitted by virtue of Class A or B of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

- 6 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]
- 7 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]
- 8 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]

- 9 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.
  
- 10 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.
  
- 11 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: 7**

<b>APPLICATION No:</b>	EPF/2809/15
<b>SITE ADDRESS:</b>	Dallance Farm Breach Barns Lane Waltham Abbey Essex EN9 2AD
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey North East
<b>DESCRIPTION OF PROPOSAL:</b>	Revision of application EPF/1605/15 - Demolition of existing barns and erection of 2 dwellings and a lodge home.
<b>DECISION:</b>	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=580353](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=580353)

**REASON FOR REFUSAL**

- 1 The proposed new dwellings would constitute inappropriate development harmful to the openness of the Metropolitan Green Belt. The matters put forward do not constitute very special circumstances that clearly outweigh the harm from the development and therefore the application is contrary to the guidance contained within the National Planning Policy Framework and policies CP2 and GB2A of the adopted Local Plan and Alterations.

**Way Forward**

Members considered the way forward to be as stated in the planning officers report *"Since the previously approved prior determination has not been implemented there is currently no way forward in terms of replacing these with a new dwelling"* or for the applicant to come back with further information.

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