

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 2 October 2019
East

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

Members Present: P Keska (Chairman), B Rolfe (Vice-Chairman), N Bedford, P Bolton, H Brady, L Burrows, I Hadley, S Jones, C McCredie, M McEwen, J McIvor, R Morgan, J Philip, P Stalker, B Vaz, C Whitbread, H Whitbread, J H Whitehouse and J M Whitehouse

Other Councillors: None

Apologies: None

Officers Present: M Johnson (Development Management Manager), J Leither (Democratic Services Officer) and A Rose (Marketing & Digital Content Officer)

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 adopted by the Council to enable persons to address the Sub-Committee, in relation to the determination of applications for planning permission. The Sub-Committee noted the advice provided for the public and speakers in attendance at Council Planning Sub-Committee meetings.

35. MINUTES

RESOLVED:

That the minutes of the meeting held on 4 September 2019 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 Conduct, Councillors B Rolfe, H Brady, C Whitbread, H Whitbread, J Philip and J H Whitehouse declared a non-pecuniary interest in the following items of the agenda by virtue of knowing Trustees of the Epping Theydon Trust Limited. The Councillors had determined that they would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0921/19 – 1-7 Margaret Road, Epping CM16 5BP; and
- EPF/0922/19 – Land adjacent to 7 Margaret Road, Epping CM16 5BP.

37. ANY OTHER BUSINESS

It was noted that there was no other urgent business for consideration by the Sub-Committee.

38. 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

39. SITE VISITS

It was noted that the following formal site visits were requested by members, and agreed by the Committee, prior to the consideration and determination of the remaining applications.

- EPF/0921/19 – 1-7 Margaret Road, Epping CM16 5BP; and
- EPF/0922/19 – Land adjacent to 7 Margaret Road, Epping CM16 5BP.

After discussion members voted in favour of a site visit to look at the floodlights and requested the site visit be after dark:

- EPF/1703/19 – Abridge Village Hall, 39 Ongar Road, Abridge, Lambourne RM4 1UU.

40. PLANNING APPLICATION EPF/0921/19 - 1-7 MARGARET ROAD, EPPING, ESSEX, CM16 5BP

APPLICATION No:	EPF/0921/19
SITE ADDRESS:	1-7 Margaret Road Epping Essex CM16 5BP
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Proposed x 2 no. new dwellings to land rear of 1-7 Margaret Road.
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=622715

DEFERRED FOR SITE VISIT

41. **PLANNING APPLICATION EPF/0922/19 - LAND ADJACENT TO 7 MARGARET ROAD**

APPLICATION No:	EPF/0922/19
SITE ADDRESS:	Land adjacent to 7 Margaret Road Epping Essex CM16 5BP
PARISH:	Epping
APPLICANT:	OBO Epping Theydon Trust Ltd
DESCRIPTION OF PROPOSAL:	Proposed new dwelling to land adjacent to no.7 Margaret Road.
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=622716

DEFERRED FOR SITE VISIT42. **PLANNING APPLICATION EPF/1282/19 - 9 KENDAL AVENUE, EPPING, ESSEX, CM16 4PW**

APPLICATION No:	EPF/1282/19
SITE ADDRESS:	9 Kendal Avenue Epping Essex CM16 4PW
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Retrospective swimming pool enclosure building in rear garden (As Amendment to EPF/1221/16)
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=624194

CONDITIONS

- 1 The development hereby permitted will be maintained strictly in accordance with the approved drawings numbers: 16007_015A; 16007_016A; Site Location Plan.

- 2 Notwithstanding that the development has been constructed, 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 and maintained.

43. PLANNING APPLICATION EPF/1376/19 - 4A KENDAL AVENUE, EPPING, ESSEX, CM16 4PN

APPLICATION No:	EPF/1376/19
SITE ADDRESS:	4A Kendal Avenue Epping Essex CM16 4PN
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	New build consisting of 2, 4 bedroom homes
RECOMMENDED DECISION:	Grant Permission with conditions (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=624581

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 numbers:

292-EX-01 Existing Ground floor Plan;
292-EX-02 Existing Elevations
292-PL-01 Site and Location Plan;
292-PL-02 Proposed Ground Floor Plan
292-PL-03 Proposed First Floor Plan,
292-PL-04 Proposed Second Floor Plan
292-PL-05 Proposed Roof Plan
292-PL-06 Proposed Elevations
292-PL-07 Existing and Proposed Street Plan

Supporting Information
Abor cultural Report
Tree Protection Plan
Phase 1 Geo-Environmental Desk Study Report
CA/4AKA/01 Rev

- 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 The window opening(s) in the north and south first floor flank elevation(s) 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.
- 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 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 and B of Part 1 Schedule 2 to the Order, shall be undertaken without the prior written permission of the Local Planning Authority.
- 8 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 shall be installed and retained thereafter for use by the occupants of the site.
- 9 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 tools. 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.
- 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 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.

- 11 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.
- 12 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.
- 13 Prior to any above ground works, full details of both hard and soft landscape works (including tree planting and dividing hedgerow to the frontage between the two houses) 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 and retained/maintained in perpetuity. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained (specifically the retained trees to the frontage): 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.
- 14 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.

44. PLANNING APPLICATION EPF/1703/19 - ABRIDGE VILLAGE HALL, 39 ONGAR ROAD, ABRIDGE, LAMBOURNE, ESSEX, RM4 1 UU

APPLICATION No:	EPF/1703/19
SITE ADDRESS:	Abridge Village Hall 39 Ongar Road Abridge Lambourne Essex RM4 1UU
PARISH:	Lambourne
WARD:	Lambourne
DESCRIPTION OF PROPOSAL:	Erection of 4 floodlights for occasional evening use, lights to be switched off by 8.30 pm
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=626093

DEFERRED FOR SITE VISIT

CHAIRMAN