

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 18 May 2020
East

Place: Virtual meeting **Time:** 7.00 - 9.07 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, R Morgan, J Philip, P Stalker, B Vaz, C Whitbread, H Whitbread, J H Whitehouse and J M Whitehouse

Other Councillors: C C Pond

Apologies: J McIvor

Officers Present: T Carne (Corporate Communications Team Manager), G Courtney (Planning Applications and Appeals Manager (Development Management)), A Hendry (Democratic Services Officer), A Marx (Development Manager Service Manager (Planning)), V Messenger (Democratic Services Officer), M Moore (ICT Business Applications Team Manager), R Pavey (Service Director (Customer Services)), N Richardson (Service Director (Planning Services)) and P Tredgett (Executive Assistant)

84. WEBCASTING INTRODUCTION

The Chairman made a short address to remind all present that the virtual 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.

85. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the virtual 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.

86. MINUTES

RESOLVED:

That the minutes of the meeting held on 4 March 2020 be taken as read and signed by the Chairman as a correct record.

87. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Conduct, Councillor C McCredie declared a non-pecuniary interest in the following item of the agenda by virtue of being a

member of Epping Town Council and a volunteer in the Community Garden. The Councillor had determined that she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2511/19 – Land to rear of 257 to 259 High Street, Epping CM16 4BP

(b) Pursuant to the Council's Code of Conduct, Councillor C McCredie declared a non-pecuniary interest in the following item of the agenda by virtue of being a member of Epping Town Council. The Councillor had determined that she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2806/19 – Revival Court, 26 High Street, Epping CM16 4AE

(c) Pursuant to the Council's Code of Conduct, Councillor J M Whitehouse declared a non-pecuniary interest in the following item of the agenda by virtue of being a member of Epping Town Council, and as the Town Council had registered a speaker to address this meeting with its objection to this application. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2511/19 – Land to rear of 257 to 259 High Street, Epping CM16 4BP

(d) Pursuant to the Council's Code of Conduct, Councillor P Stalker declared a non-pecuniary interest in the following item of the agenda by virtue of knowing the owners of the property. The Councillor had determined that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/2511/19 – Land to rear of 257 to 259 High Street, Epping CM16 4BP

(e) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a non-pecuniary interest in the following item of the agenda by virtue of knowing that the company he was a managing director of had an interest in, and also had clients in, the block. The Councillor had determined that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/2806/19 – Revival Court, 26 High Street, Epping CM16 4AE

88. ANY OTHER BUSINESS

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

89. 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

90. SITE VISITS

There were no formal site visits requested by the Sub-Committee.

91. **PLANNING APPLICATION - EPF/1931/19 - NORTH WILMORE BARN, WORKERS ROAD, HIGH LAVER, ONGAR**

APPLICATION No:	EPF/1931/19
SITE ADDRESS:	North Wilmore Barn Workers Road High Laver Ongar Essex CM5 0DZ
PARISH:	Moreton, Bobbingworth and the Lavers
WARD:	Moreton and Fyfield
DESCRIPTION OF PROPOSAL:	Proposed extension of existing building with a new basement, entrance lobby and mid-storey extensions to the South and North elevations, together with a new separate pool house.
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=627073

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 and retained strictly in accordance with the approved drawings numbers:

P.05.01 B, P.05.02 A, P.10.01 A, P.10.02A, P.10.20 A, P.12.01C, P.12.02E, P.12.11, P.12.20 A, C.13.01A, C.13.02A, P.14.03 B, P.14.20 B, P.14.21 B
- 3 The development hereby permitted shall be carried out in accordance with the recommendations made by the Contribution to a Planning Application reference MBP-7940-v1.1 document dated November 2019 submitted as part of this application.
- 4 Prior to preliminary ground works taking place, 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 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 6 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 adhere to the stipulations made by the Michael Barclay Partnership document

reference MBP-7940-v1.1 Nov 2019.

- 7 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.
- 8 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.

92. PLANNING APPLICATION - EPF/2059/19 NORTH WILMORE BARN, WORKERS ROAD, HIGH LAVER, ONGAR

APPLICATION No:	EPF/2059/19
SITE ADDRESS:	North Wilmore Barn Workers Road High Laver Ongar Essex CM5 0DZ
PARISH:	Moreton, Bobbingworth and the Lavers
WARD:	Moreton and Fyfield
DESCRIPTION OF PROPOSAL:	Application for Grade II Listed Building consent for proposed extension to the existing building with a new basement, entrance lobby and mid-storey extensions to the South and North elevations, together with a new separate pool house.
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=627578

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 and retained strictly in accordance with the approved drawings numbers:
- P.05.01 B, P.05.02 A, P.10.01 A, P.10.02A, P.10.20 A, P.12.01C, P.12.02E, P.12.11, P.12.20 A, C.13.01A, C.13.02A, P.14.03 B, P.14.20 B, P.14.21 B.

- 3 Details of the types and details of colours of all the external finishes shall be submitted for approval in writing by the Local Planning Authority prior to the commencement of the development, and the development shall be implemented in accordance with such approved detail.
- 4 Additional drawings that show details of proposed new windows, doors, rooflights, by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the LPA in writing prior to the commencement of any works.
- 5 Further photographic details and drawings of the types and colours of the hard surfacing surrounding the pool, the external pool lining, and the pool furniture shall be submitted to and approved by the LPA in writing prior to their first installation on site.
- 6 No meter boxes, vent pipes, flues, ducts, or grills shall be fixed to the fabric of the building without the prior, written approval of the Local Planning Authority.
- 7 The development hereby permitted shall be carried out in accordance with the recommendations made by the Contribution to a Planning Application reference MBP-7940-v1.1 document dated November 2019 submitted as part of this application.

93. PLANNING APPLICATION - EPF/2511/19 LAND TO REAR OF 257 TO 259, HIGH STREET, EPPING

APPLICATION No:	EPF/2511/19
SITE ADDRESS:	Land To Rear Of 257 To 259 High Street Epping CM16 4BP
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	A new replacement building, and a change of use from storage B8 to cafe A3.
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=629553

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 and retained strictly in accordance with the approved drawing numbers: Site Location Plan, EP/CM164BP/001, PP/CM164BP/002 and BL/CM16 4BP/001 REV C.

- 3 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.
- 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 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.
- 5 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site. Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the local planning authority contacted and a scheme to investigate the risks and/or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the local planning authority prior to the recommencement of development works. In such instances, following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.
- 6 The roof covering shall be made with red plain clay tiles / pantiles.
- 7 The walls shall be clad with timber, with a featheredge finish.
- 8 Any windows and doors shall be made in timber.
- 9 All new rainwater goods and soil and vent pipes shall be of black painted metal.
- 10 No meter boxes, vent pipes, flues, ducts, or grills shall be fixed to the fabric of the building without the prior, written approval of the Local Planning Authority.
- 11 The development hereby permitted shall not be open to customers outside the hours of 07:30 to 17:00 on Monday to Saturday and 10:00 to 16:00 on Sundays and Bank Holidays.
- 12 No heating of food shall occur that requires the need for extraction or ventilation equipment, the heating of food will be restricted solely to that of a microwave.
- 13 The refuse storage facility shown on approved drawing number BL/CM16 4BP/001 REV C shall be completed prior to the first occupation of the development and shall thereafter be retained free of obstruction and used for the storage of refuse and recycling only and for no other purpose, unless otherwise agreed in writing by the Local Planning Authority.

94. PLANNING APPLICATION - EPF/2806/19 REVIVAL COURT, 26 HIGH STREET, EPPING

APPLICATION No:	EPF/2806/19
SITE ADDRESS:	Revival Court 26 High Street Epping CM16 4AE
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Proposed replacement of existing shop front, external downlighters, pavement & entrance alterations for A3 restaurant use of ground floor.
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=630613

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 and retained strictly in accordance with the approved drawings numbers: 2019/07/02 Rev C; 2019/07/01; 2019/07/03; 2019/07/04; 2019/07/05; 2019/07 Rev B; 2019 08 Rev B; 2019/07/09 Rev B; 2019/07/10A; 2019/07/12 Rev A; Agents Letter dated 4th March 2020.
- 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.
- 4 The use hereby permitted shall not be open to customers / members outside the hours of 0700 to 2330 on Monday to Saturday and 0800 to 2300 on Sundays and Bank Holidays.
- 5 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.
- 6 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.

- 7 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.

95. PLANNING APPLICATION - EPF/0018/20 MALTINGS FARM, CHURCH ROAD, MORETON, ONGAR

APPLICATION No:	EPF/0018/20
SITE ADDRESS:	Maltings Farm Church Road Moreton Ongar CM5 0JY
PARISH:	Moreton, Bobbingworth and the Lavers
WARD:	Moreton and Fyfield
APPLICANT:	Mr Ray Lewy
DESCRIPTION OF PROPOSAL:	Reserved Matters Application ref: EPF/0181/18. (Outline planning application for removal of outbuildings & an existing dwelling. Erection of x3 no. detached dwellings. Formation of a new highway access & ancillary works).
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=631915

Deferred to District Development Management Committee (DDMC).

CHAIRMAN