

Committee Agenda



Epping Forest District Council

Area Planning Sub-Committee East Wednesday, 9th January, 2019

You are invited to attend the next meeting of **Area Planning Sub-Committee East**, which will be held at:

**Council Chamber, Civic Offices, High Street, Epping
on Wednesday, 9th January, 2019
at 7.30 pm .**

**Derek Macnab
Acting Chief Executive**

**Democratic Services
Officer**

V.Messenger Tel: (01992) 564243
Email: democraticservices@eppingforestdc.gov.uk

Members:

Councillors P Keska (Chairman), B Rolfe (Vice-Chairman), N Avey, N Bedford, P Bolton, H Brady, L Burrows, A Grigg, I Hadley, S Jones, M McEwen, R Morgan, J Philip, P Stalker, B Vaz, C Whitbread, H Whitbread, J H Whitehouse and J M Whitehouse

WEBCASTING/FILMING NOTICE

Please note: this meeting may be filmed for live or subsequent broadcast via the Council's internet site - at the start of the meeting the Chairman will confirm if all or part of the meeting is being filmed. The meeting may also be otherwise filmed by third parties with the Chairman's permission.

You should be aware that the Council is a Data Controller under the Data Protection Act. Data collected during this webcast will be retained in accordance with the Council's published policy.

Therefore by entering the Chamber and using the lower public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings for web casting and/or training purposes. If members of the public do not wish to have their image captured they should sit in the upper council chamber public gallery area or otherwise indicate to the Chairman before the start of the meeting.

If you have any queries regarding this, please contact the Public Relations Manager on 01992 564039.

1. WEBCASTING INTRODUCTION

1. This meeting is to be webcast. Members are reminded of the need to activate their microphones before speaking.

2. The Chairman will read the following announcement:

“I would like to remind everyone present that this meeting will be broadcast live to the internet (or filmed) and will be capable of repeated viewing (or another use by such third parties).

If you are seated in the lower public seating area it is likely that the recording cameras will capture your image and this will result in the possibility that your image will become part of the broadcast.

This may infringe your human and data protection rights and if you wish to avoid this you should move to the upper public gallery.”

2. ADVICE TO PUBLIC AND SPEAKERS ATTENDING THE COUNCIL PLANNING SUB-COMMITTEES (Pages 5 - 8)

General advice to people attending the meeting is attached.

3. MINUTES (Pages 9 - 22)

To confirm the minutes of the last meeting of the Sub-Committee held on 5 December 2018.

4. APOLOGIES FOR ABSENCE

5. DECLARATIONS OF INTEREST

To declare interests in any item on this agenda.

6. ANY OTHER BUSINESS

Section 100B(4)(b) of the Local Government Act 1972, requires that the permission of the Chairman be obtained, after prior notice to the Chief Executive, before urgent business not specified in the agenda (including a supplementary agenda of which the statutory period of notice has been given) may be transacted.

7. EPPING FOREST DISTRICT LOCAL PLAN SUBMISSION VERSION - PLANNING POLICY BRIEFING NOTE

A Planning Policy Briefing Note (March 2018) has been produced by the Planning Policy Team to ensure that a consistent approach is taken to the provision of planning policy advice for the District, particularly in relation to the Epping Forest District Local Plan Submission Version, which was published on 18 December 2017.

The primary purpose of the Planning Policy Briefing Note is to inform the development management process and to provide assistance for Development Management Officers, Councillors, applicants and planning agents. The Planning Policy Briefing Note is available at:

<http://www.efdclocalplan.org/wp-content/uploads/2018/03/Planning-Policy-Briefing->

[Note_Mar-2018.pdf](#)

8. DEVELOPMENT CONTROL (Pages 23 - 34)

(a) Site Visits

To identify and agree requirements for formal site visits to be held with regard to any planning application listed in this agenda for consideration under Section (b) (Planning Applications) below, prior to consideration of the application.

This opportunity for members to identify and agree requirements for formal site visits to be held prior to consideration of a planning application is being operated on a trial basis from the commencement of the 2018/19 municipal year, until 30 November 2018. The success of this arrangement will be reviewed by the Constitution Working Group at the end of the trial period.

(b) Planning Applications

To consider planning applications as set out in the attached schedule.

Background Papers:

(i) Applications for determination – applications listed on the schedule, letters of representation received regarding the applications which are summarised on the schedule.

(ii) Enforcement of Planning Control – the reports of officers inspecting the properties listed on the schedule in respect of which consideration is to be given to the enforcement of planning control.

9. EXCLUSION OF PUBLIC AND PRESS

Exclusion: To consider whether, under Section 100(A)(4) of the Local Government Act 1972, the public and press should be excluded from the meeting for the items of business set out below on grounds that they will involve the likely disclosure of exempt information as defined in the following paragraph(s) of Part 1 of Schedule 12A of the Act (as amended) or are confidential under Section 100(A)(2):

| Agenda Item No | Subject | Exempt Information Paragraph Number |
|----------------|---------|-------------------------------------|
| Nil | Nil | Nil |

The Local Government (Access to Information) (Variation) Order 2006, which came into effect on 1 March 2006, requires the Council to consider whether maintaining the exemption listed above outweighs the potential public interest in disclosing the information. Any member who considers that this test should be applied to any currently exempted matter on this agenda should contact the proper officer at least 24 hours prior to the meeting.

Background Papers: Article 17 - Access to Information, Procedure Rules of the Constitution define background papers as being documents relating to the subject matter of the report which in the Proper Officer's opinion:

(a) disclose any facts or matters on which the report or an important part of the report is based; and

- (b) have been relied on to a material extent in preparing the report and does not include published works or those which disclose exempt or confidential information and in respect of executive reports, the advice of any political advisor.

The Council will make available for public inspection for four years after the date of the meeting one copy of each of the documents on the list of background papers.

Advice to Public and Speakers at the Council's District Development Management Committee and Area Plans Sub-Committees

Are the meetings open to the public?

Yes all our meetings are open for you to attend. Only in special circumstances are the public excluded.

When and where is the meeting?

Details of the location, date and time of the meeting are shown at the top of the front page of the agenda along with the details of the contact officer and Members of the Committee.

Can I speak?

If you wish to speak **you must register with Democratic Services by 4.00 p.m. on the day before the meeting**, by telephoning the number shown on the front page of the agenda. Speaking to a Planning Officer will not register you to speak; you must register with Democratic Service. Speakers are not permitted on Planning Enforcement or legal issues.

Who can speak?

Three classes of speakers are generally allowed: One objector (maybe on behalf of a group), the local Parish or Town Council and the applicant or his/her agent. In some cases, a representative of another authority consulted on the application may also be allowed to speak.

What can I say?

You will be allowed to have your say about the application but you must bear in mind that you are limited to three minutes. At the discretion of the Chairman, speakers may clarify matters relating to their presentation and answer questions from Committee members.

If you are not present by the time your item is considered, the Committee will determine the application in your absence.

If you have registered to speak on a planning application to be considered by the District Development Management Committee, Area Plans Sub-Committee East, Area Plans Sub-Committee West or Area Plans Sub-Committee South you will address the Committee from within the Council Chamber at the Civic Offices. If you simply wish to attend a meeting of any of these Committees to observe the proceedings, you will be seated in the public gallery of the Council Chamber.

Can I give the Councillors more information about my application or my objection?

Yes you can but it must not be presented at the meeting. If you wish to send further information to Councillors, their contact details can be obtained from Democratic Services or our website www.eppingforestdc.gov.uk. Any information sent to Councillors should be copied to the Planning Officer dealing with the application.

How are the applications considered?

The Committee will consider applications in the agenda order. On each case they will listen to an outline of the application by the Planning Officer. They will then hear any speakers' presentations.

The order of speaking will be (1) Objector, (2) Parish/Town Council, then (3) Applicant or his/her agent. The Committee will then debate the application and vote on either the recommendations of officers in the agenda or a proposal made by the Committee. Should the Committee propose to follow a course of action different to officer recommendation, it is required to give its reasons for doing so.

An Area Plans Sub-Committee is required to refer applications to the District Development Management Committee where:

- (a) the Sub-Committee's proposed decision is a substantial departure from:
 - (i) the Council's approved policy framework; or
 - (ii) the development or other approved plan for the area; or
 - (iii) it would be required to be referred to the Secretary of State for approval as required by current government circular or directive;
- (b) the refusal of consent may involve the payment of compensation; or
- (c) the District Development Management Committee have previously considered the application or type of development and has so requested; or
- (d) the Sub-Committee wish, for any reason, to refer the application to the District Development Management Committee for decision by resolution.

Further Information

Further information can be obtained from Democratic Services or through our leaflet 'Your Choice, Your Voice'.

Area Planning Subcommittee East 2018-19
Members of the Committee and Wards Represented:



**Chairman
Cllr Keska**
Chipping Ongar,
Greensted and
Marden Ash

**Vice-
Chairman
Cllr Rolfe**
Lambourne

Cllr Avey
Epping
Hemnal

Cllr Bedford
Shelley

Cllr Bolton
North Weald
Bassett



Cllr Brady
Passingford

Cllr Burrows
Epping
Lindsey and
Thornwood
Common

Cllr Grigg
North Weald
Bassett

Cllr Hadley
Moreton and
Fyfield

Cllr Jones
Theydon Bois



Cllr McEwen
High Ongar
Willingale and
the Rodings

Cllr Morgan
Hastingwood,
Matching and
Sheering
Village

Cllr Philip
Theydon Bois

Cllr Stalker
Lower Sheering

Cllr Vaz
Chipping Ongar,
Greensted and
Marden Ash



**Cllr C
Whitbread**
Epping
Lindsey and
Thornwood

**Cllr H
Whitbread**
Epping Lindsey
and Thornwood
Common

**Cllr J H
Whitehouse**
Epping Hemnal

**Cllr J M
Whitehouse**
Epping
Hemnal

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EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 5 December 2018
East

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 9.15 pm
High Street, Epping

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

Other Councillors:

Apologies: N Bedford, A Grigg and C Whitbread

Officers Present: J Shingler (Principal Planning Officer), R Perrin (Senior Democratic Services Officer) and G Woodhall (Senior Project Manager)

37. 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.

38. 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.

39. MINUTES

RESOLVED:

That the minutes of the meeting held on 7 November 2018 be taken as read and signed by the Chairman as a correct record.

40. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor L Burrows declared a non-pecuniary interest in the following item of the agenda. The Councillor had determined that his interests were non-prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2120/18 – Lindsey House, Lindsey Street, Epping.

(b) Pursuant to the Council's Code of Member Conduct, Councillor N Avey declared a non-pecuniary interest in the following item of the agenda by virtue of being Mayor of Epping Town Council and the Chairman of Epping Town Council's Planning Committee. The Councillor had determined that his interest was non-prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2120/18 – Lindsey House, Lindsey Street, Epping.

41. ANY OTHER BUSINESS

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

42. 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

43. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 – 5 be determined as set out in the schedule attached to these minutes.

44. PROBITY IN PLANNING - APPEAL DECISIONS, 1ST APRIL TO 30TH SEPTEMBER 2018

The Sub-Committee received a report regarding Probity in Planning – Appeal Decisions from 1 April 2018 to 30 September 2018.

In compliance with the recommendation of the District Auditor, the report notified the decision-making committees of the results of all successful allowed appeals (i.e. particularly those refused by committee contrary to officer recommendation). The purpose was to inform the Committee of the consequences of its decisions in this respect and, in cases where the refusal was found to be unsupportable on planning grounds, an award of costs might have been made against the Council.

Since 2011/12, there were two local indicators, one of which measured all planning application type appeals as a result of committee reversals of officer recommendations (GOV008), and the other which measured the performance of officer recommendations and delegated decisions (GOV007).

Over the six-month period between 1 April 2018 and 30 September 2018, the Council received 58 decisions on appeals (53 of which were planning related appeals, the other 5 were enforcement related).

GOV07 and 08 measured planning application decisions and out of a total of 53, 11 were allowed and 1 was part allowed (22.6%). Broken down further, GOV07 performance was 7 (including 1 part allowed) out of 41 allowed (17.1%) and GOV08 performance was 5 out of 12 (41.7%).

Out of the planning appeals that arose from decisions of the Committee to refuse contrary to the recommendation put to them by officers during the 6-month period, 2 appeals were allowed and 3 were dismissed.

RESOLVED:

That the probity in Planning report covering the period 1 April 2018 to 30 September 2018 be noted.

CHAIRMAN

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Report Item No: 1

| | |
|---------------------------------|---|
| APPLICATION No: | EPF/1117/18 |
| SITE ADDRESS: | The Drive Stapleford Road Stapleford Abbots Essex RM4 1EJ |
| PARISH: | Stapleford Abbots |
| WARD: | Passingford |
| DESCRIPTION OF PROPOSAL: | Redevelopment to provide six semi-detached houses |
| RECOMMENDED 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=608477

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:
 9821-01
 9821-02
 Plan showing conifer hedge
 90430 02, block plan of existing house
 90430 01, plans and elevations of existing house
 9821-03
 9821-04
 9821-05
 9821-06
 9821-08

- 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 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.

- 5 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.
- 6 The window openings in the flank elevations 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.
- 7 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(s) 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.
- 8 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Classes A, B or E of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 9 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.
- 10 Prior to first occupation of the development, a scheme to enhance the ecological value of the site shall be submitted to and agreed in writing by the Local Planning Authority. The ecological value shall be quantified using the Biodiversity Impact Assessment Calculator (BIAC) where appropriate. The scheme shall be implemented in full prior to the occupation of the development hereby approved.
- 11 The access area shown on the approved plan 9821-03 shall be provided prior to the first occupation of the site and retained thereafter free of obstruction to enable a vehicle to turn and leave in a forward gear.
- 12 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.

- 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.
- 14 No ground works shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and access ways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 15 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.
- 16 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, ground waters 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]
- 17 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, ground waters 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]

- 18 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]
- 19 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.
- 20 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.
- 21 No removal of hedgerows, trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority prior to such removal commencing.
- 22 No construction above ground level 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 carried out in accordance with the principle of sustainable drainage unless otherwise agreed in writing with the Local Planning Authority. The development shall be implemented in accordance with such agreed details.

Report Item No: 2

| | |
|---------------------------------|---|
| APPLICATION No: | EPF/2060/18 |
| SITE ADDRESS: | 61 Pancroft Lambourne Essex RM4 1BX |
| PARISH: | Lambourne |
| WARD: | Lambourne |
| DESCRIPTION OF PROPOSAL: | Erection of one no. new two storey attached dwelling house. |
| 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=612655

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: 001, 002, 100, 101, 102, 103, 104, 105, 106
- 3 Prior to any above ground works, details of the proposed landscaping of the site, including retention of trees and other natural features and the proposed times of planting (linked to the development schedule), shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping shall be carried out in accordance with the approved details and at the agreed times.
- 4 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents (staff) and visitors vehicles.
- 5 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.
- 6 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.

- 7 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.
- 8 Prior to first occupation of the development, a scheme to enhance the ecological value of the site shall be submitted to and agreed in writing by the Local Planning Authority. The ecological value shall be quantified using the Biodiversity Impact Assessment Calculator (BIAC) where appropriate. The scheme shall be implemented in full prior to the occupation of the development hereby approved.

Report Item No: 3

| | |
|---------------------------------|--|
| APPLICATION No: | EPF/2120/18 |
| SITE ADDRESS: | Lindsey House 15 Lindsey Street Epping Essex CM16 6RB |
| PARISH: | Epping |
| WARD: | Epping Lindsey and Thornwood Common |
| DESCRIPTION OF PROPOSAL: | Proposed change of use of care home (Use Class C2) to 6 flats (Use Class C3), including rear extensions and side extensions. |
| 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=612899

REFUSED

1. The proposed development, due to the scale of the rear additions will result in increased overshadowing and overbearing impact on the rear amenity space of the property to the north, such that there will be a significant loss of residential amenity, contrary to policies DBE2 and DBE9 of the Adopted Local Plan and Alterations and Policy DM9 of the Local Plan Submission Version.
2. The proposed side additions to the property adversely impact on the character of the building and the streetscene and fail to make a positive contribution to place, contrary to Policy DBE1 of the Adopted Local Plan and Alterations and Policy DM9 of the Local Plan Submission Version

Way Forward.

Members discussed whether there was a way forward and advised that if the reasons for refusal were addressed a revised scheme may be acceptable.

Report Item No: 4

| | |
|---------------------------------|---|
| APPLICATION No: | EPF/2481/18 |
| SITE ADDRESS: | 8 Garden Fields Stanford Rivers Ongar Essex CM5 9PL |
| PARISH: | Stanford Rivers |
| WARD: | Passingford |
| DESCRIPTION OF PROPOSAL: | Side & rear extension containing rooms within roof space. |
| 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=614635

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.

Members took into account the fallback position with regard to significant extensions that could be added under permitted development, together with the fact that a similar development had been approved at number 1 Garden Fields, and the particular personal circumstances of the applicant and concluded that there were in this instance very special circumstances sufficient to outweigh the limited harm to the Green Belt that would result from the development.

Report Item No: 5

| | |
|---------------------------------|--|
| APPLICATION No: | EPF/2503/18 |
| SITE ADDRESS: | Warreners Theydon Road Theydon Bois Epping Essex CM16 4EE |
| PARISH: | Theydon Bois |
| WARD: | Theydon Bois |
| DESCRIPTION OF PROPOSAL: | First floor side extension above existing garage and single storey front extension to form double garage |
| 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=614755

The Planning officer corrected an error in the report on page 54 and advised that the roof extension would be circa 22 metres back from the road and not the 55m quoted.

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(s) 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 Tree protection shall be implemented prior to the commencement of development activities (including demolition) in accordance with JAT Designs drawing number 1806-PL-06-A dated October 2018 and CSG Usher's Ltd Tree Survey/ Arboricultural Method Statement report ref 029557, unless the Local Planning Authority gives its prior written approval to any alterations.

- 5 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.

- 6 The window opening in the side elevation (as marked as such on drawing No. 1806-PL-04B) 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.

AREA PLANS SUB-COMMITTEE 'EAST'

9 January 2019

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Epping Forest District Council

Agenda Item Number 1



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|---------------------|---|
| Application Number: | EPF/2578/18 |
| Site Name: | 34 Theydon Park Road Theydon Bois Essex CM16 7LP |
| Scale of Plot: | 1:500 |

Report Item No:1

| | |
|---------------------------------|--|
| APPLICATION No: | EPF/2578/18 |
| SITE ADDRESS: | 34 Theydon Park Road Theydon Bois Epping Essex CM16 7LP |
| PARISH: | Theydon Bois |
| WARD: | Theydon Bois |
| APPLICANT: | Mrs Shelley Dix |
| DESCRIPTION OF PROPOSAL: | Two storey side extension, ground floor side extension and replacement roof. |
| RECOMMENDED 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=615055

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 and Country Planning General Permitted Development Order 2015 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Schedule 2 Part 1, Class B shall be undertaken without the prior written permission of the Local Planning Authority.
- 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.

This application is before this Committee since the recommendation is for approval contrary to an objection from a Local Council which is material to the planning merits of the proposal, and the Local Council confirms it intends to attend and speak at the meeting where the application will be considered (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council).

Description of Site:

The application site comprises of a two-storey detached house located on the western side of Theydon Park Road. The house has not been previously extended to the side and the original roof has a rear dormer window. The site is not within a conservation area nor listed, although a large portion of the rear garden is within the Metropolitan Green Belt.

Description of Proposal:

The proposal is for a two-storey side extension with an integral garage, ground floor side extension and replacement roof from a hipped roof form to a half-hipped roof form, with two front facing gable ends, one rear facing gable end, two rear dormer windows and three roof lights. The existing solar panels will be relocated to the south end of the rear facing gable end.

Materials are shown as matching the existing house, whilst reinforcing the Mock Tudor appearance at the front elevation.

Relevant Planning History:

EPF/0257/86 – First Floor Extension – Approved

EPF/1922/04 – Single Storey Rear Extension, Detached Garage, Alteration to porch and loft conversion with rear dormer window – Approved

Policies Applied:

Adopted Local Plan:

| | |
|-------|---|
| CP2 | Protecting the quality of the rural and built environment |
| DBE9 | Excessive loss of amenity for neighbouring properties |
| DBE10 | Design of Residential Extensions |

Local Plan Submission Version 2017:

Paragraph 213 of the National Planning Policy Framework 2018 (NPPF) requires that due weight be given to the relevant policies in existing plans. However, paragraph 48 of the NPPF states that decision-takers may also give weight (unless material considerations indicate otherwise) to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

The Council considers that the Plan is currently at an advanced stage of preparation and has been formally submitted to the Secretary of State for examination and that all the policies are consistent with the NPPF (although this will be tested through the examination). By virtue of this advanced stage of preparation, as well as the Council resolution taken on the 14th December 2017, the LPSV is a material consideration in determining planning applications. Therefore, we need to consider the weight that should be given to each of the relevant policies in the context of the proposed development listed below:

| | |
|------|--|
| SP1 | Presumption in Favour of Sustainable Development |
| DM9 | High Quality Design |
| DM10 | Housing Design and Quality |

Consultation Carried Out and Summary of Representations Received:

Number of neighbours Consulted: 7. No response received

EFDC LAND DRAINAGE – No Objection

THEYDON BOIS PARISH COUNCIL - The Committee OBJECTED to this application on both the original scheme and the revised scheme and felt that the proposed roof would be too dominant when considering the relationship with the neighbouring property to the left and with respect to the street scene.

Members commented that they would prefer a fully hipped roof to at both ends to reduce the visual impact on neighbouring properties and be in keeping with the street scene.

Assessment:

The main considerations that are material to this application are:

- The impact on the character and appearance of the locality; and
- The impact on the living conditions of neighbouring occupiers.

Character and appearance:

The two-storey side extension has a visual gap of approx. 1.6 metres from the flank wall of no. 36. The visual gap of approx. 1.6 metre is not uncommon on this street, and it is considered to be consistent with the established character of the locality and to what others have done on this street. Furthermore, due to the differing land levels of the host house and no. 36 plus the building typology of the street there would be no terracing effect.

Moreover, the proposed single storey side extension is of a high-quality design and finish that would complement the design of the existing house, and will not be readily visible from the street.

The external finishes of the extensions would match the existing house, and have a simple design that would complement the design of the existing house.

The roof alterations and works would unify the appearance of the house by creating a single symmetrical roof with two front facing gabled ends and one at the rear. Both gable ends would be softened by forming a part hipped roof to break it up and reduce the bulk of the house and the impact to the street scene. The half-hipped roof will not be higher than the main ridge line and is subordinate to the main house.

With regards to the Parish Council's concerns, it is evident that the roof types on Theydon Park Road are not uniform. Moreover, by unifying the appearance of the house and altering the gable

ends to a part hipped roof the proposal would better complement the neighbouring houses than the existing roof, and it is an appropriate design solution for this house.

Therefore, the proposal would complement the design of the house, enhancing the appearance of the house by simplifying and improving the coherence of its form and it provides a smooth transition between the roof heights and form of No. 36 which is on a lower ground level and No. 32 who is higher.

Living conditions of neighbours:

The proposal would have a limited impact on the living conditions of the neighbours. No additional overlooking would arise from the proposed extensions and roof works, and the degree of overlooking likely to arise from the rear dormer windows would not be excessive given the length of rear garden and the relationship of the existing house to its immediate neighbours.

Having regard to that relationship, where houses are staggered, the roof enlargement would not appear excessively overbearing and certainly would not impact on the street scene, on the contrary it will add to the visual interest and character of the street. There is no possibility of any excessive harmful impact on light.

Based on that assessment, it is concluded the proposal would safeguard the living conditions of the neighbours.

Conclusions:

The proposal would simplify and enhance the appearance of the existing house while respecting the visual relationship to neighbouring houses and safeguarding their living conditions.

Notwithstanding the above it is considered appropriate to remove permitted development rights for Class B enlargements and additions to the roof. It is therefore recommended that planning permission be granted subject to the conditions outlined in the council's decision notice.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

***Planning Application Case Officer: Muhammad Rahman
Direct Line Telephone Number: 01992 564415***

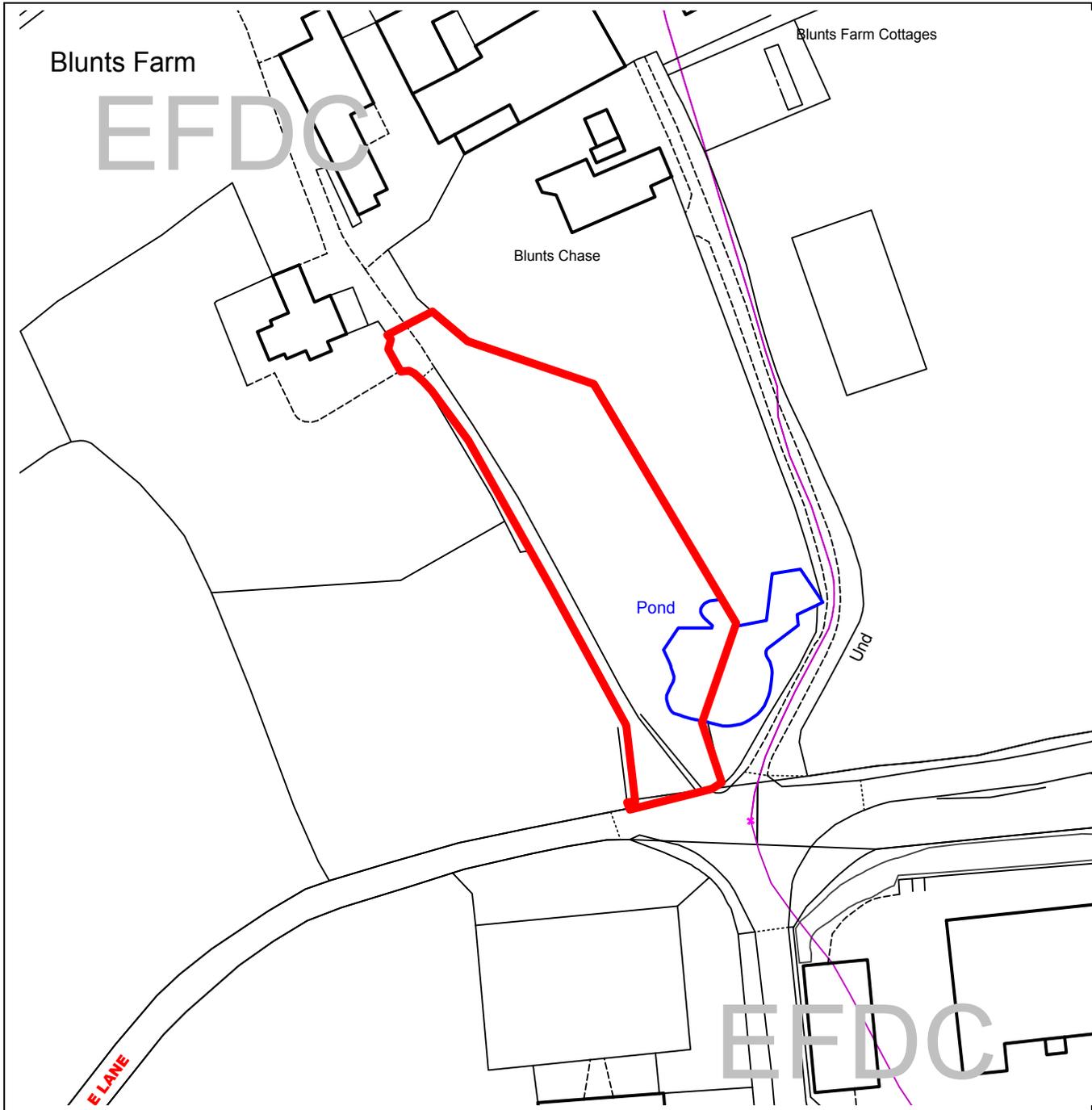
or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

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Epping Forest District Council

Agenda Item Number 2



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| | |
|---------------------|--|
| Application Number: | EPF/2917/18 |
| Site Name: | Ivy House Coopersale Lane Theydon Bois Essex CM16 7NT |
| Scale of Plot: | 1:1250 |

Report Item No:2

| | |
|---------------------------------|---|
| APPLICATION No: | EPF/2917/18 |
| SITE ADDRESS: | Ivy House Coopersale Lane Theydon Bois Epping Essex CM16 7NT |
| PARISH: | Theydon Bois |
| WARD: | Theydon Bois |
| APPLICANT: | Mr Neil Young |
| DESCRIPTION OF PROPOSAL: | Proposed entrance wall and gates. |
| RECOMMENDED 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=616613

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 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.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Planning Services – Delegation of Council functions, Schedule 1, Appendix 1.(3c)

Description of Site:

The application site is situated along the western edge of the boundary of Blunts Farm with the curtilage of Blunts Chase, a dwellinghouse. It is accessed directly off Coopersale Lane by a private drive that also provides access to a recently completed replacement house known as Blunts Farmhouse, together with lower lying land and redundant agricultural buildings to the north of the site. A brick entrance feature wall and gates is in the process of being erected at the entrance to the drive off Coopersale Lane.

The site falls within land designated as Green Belt. Coopersale Lane is designated a Protected Lane on the proposals map of the adopted Local Plan.

There is a preserved tree adjacent to the entrance wall under construction.

Description of Proposal:

Proposed entrance wall and gates

Relevant History:

EPF/2169/18 Retention of landscaping comprising artificial turf and decking, footpath and proposed entrance wall and gates. Refused.

The above application was refused for a number of reasons. In relation to the entrance wall and gates, that was refused to the proposed height of the gates being high.

Policies Applied:

Adopted Local Plan:

| | |
|-------|---|
| CP2 | Protecting the quality of the rural and built environment |
| DBE9 | Loss of Amenity |
| DBE10 | Design of Residential Extensions |
| GB2A | Green Belt |

NPPF:

The Revised National Planning Policy Framework (NPPF) has been published as of 24th July 2018. Paragraph 213 states that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

Epping Forest District Local Plan (Submission Version) 2017:

On 14 December 2017, full Council resolved that the Epping Forest Local Plan Submission Version 2017 be endorsed as a material consideration to be used in the determination of planning applications and be given appropriate weight in accordance with paragraph 48 of the NPPF.

Paragraph 48 of the NPPF provides that decision-takers may give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

In general terms it is considered that the Submission Version of the Plan is at an advanced stage of preparation and the policies are considered to be consistent with the NPPF. As regards unresolved objections, some policies within the Submission Version have more unresolved objections than others. All of these factors have been taken into consideration in arriving at the weight accorded to each of the relevant policies in the context of the proposed development listed below:

| | |
|------|--|
| SP1 | Presumption in Favour of Sustainable Development |
| DM9 | High Quality Design |
| DM10 | Housing Design and Quality |
| DM5 | Green Belt |

Consultation Carried Out Summary of Representations Received

Number of neighbours Consulted: 2

Responses received: No responses received

Parish Council: OBJECTION due to combined height of the proposal. Would result in appropriate development and urban in design. Although height of gates and pillars has been reduced compared with refused scheme under EPF/2169/8, it is has little effect on the solid appearance of the structure now proposed.

Height of proposal would obscure hedging/any landscaping.

Main Issues and Considerations:

The main issues to be considered with this application relates to design and impact on neighbour living conditions. It would have an impact in Green Belt terms.

Design

The proposed boundary treatment would be 1.8m at its highest point and 1m at its lowest. It comprises of a red brick wall with brick pillars on both sides and a metal railing /entrance gate in the middle. Hedging is proposed and the Tree Team at the Council have no objection regarding the development proposal subject to conditions regarding provision of soft landscaping and tree protection. The proposal has been reduced in height and subject to a robust landscaping scheme to be submitted to the Local Planning Authority for its approval, the proposal would maintain the rural character of the locality.

Green Belt

The proposed boundary wall would not undermine the openness of the Green Belt due to its overall height and due to the soft landscaping proposed. The level of landscaping shown on the plans is indicative and can always be increased and refined as part of a soft landscaping scheme to be conditioned as part of this proposal.

Living Conditions of neighbours

The proposal would by reason of its nature and siting, not adversely affect the amenities enjoyed by the inhabitants of adjoining occupiers.

Conclusion:

The proposed development is acceptable for reasons outlined above is and accordingly recommended for approval.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

***Planning Application Case Officer: Sukhdeep Jhooti
Direct Line Telephone Number: 01992 564 298***

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk