

## **EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Planning Sub-Committee East      **Date:** Wednesday, 6 April 2022

**Place:** Council Chamber, Civic Offices, High Street, Epping      **Time:** 7.00 - 9.40 pm

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

**Members Present (Virtually):** Councillor C McCredie

**Apologies:** Councillors N Bedford and P Stalker

**Officers Present:** L Kirman (Democratic Services Officer), R Moreton (Corporate Communications Officer), J Rogers (Principal Planning Officer) and G Woodhall (Team Manager - Democratic & Electoral Services)

**Officers Present (Virtually):** G Courtney (Planning Applications and Appeals Manager (Development Management)), I Ansell (Senior Planning Officer) and V Messenger (Democratic Services Officer)

### **107. 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.

### **108. 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.

### **109. MINUTES**

#### **RESOLVED:**

That Parish shown in minute 102 relating to application EPF/1531/19 - The Land adjacent to the Fox Inn PH, Harlow Road, Matching Tye Essex, CM17 0QS, should be corrected and read as the Parish of Matching.

With the amendment shown above, the minutes of the Sub-Committee held on 9 March 2022 be taken as read and signed by the Chairman as a correct record.

**110. DECLARATIONS OF INTEREST**

- a) Pursuant to the Council's Code of Member Conduct, Councillor J McIvor declared a non-pecuniary interest in the following item of the agenda. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:
- EPF/2627/20 – Land at Greenstead Road, Chipping Ongar
- b) Pursuant to the Council's Code of Member Conduct, Councillor JH Whitehouse declared a personal interest in the following item of the agenda. The Councillor had determined that she would leave the meeting for the consideration of the application and voting thereon:
- EPF/2951/21 – 69 Dukes Avenue Theydon Bois

**111. ANY OTHER BUSINESS**

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

**112. Epping Forest District Council Planning Policy Briefing Note (October 2021)**

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](http://www.efdclocalplan.org/wpcontent/uploads/2018/03/Planning-Policy-Briefing-Note_Mar-2018.pdf)

**113. Site Visits**

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

**114. Planning Application - EPF/2627/20 Land at Greensted Road, Chipping Ongar CM5 9LA**

|                                 |  |
|---------------------------------|--|
| <b>APPLICATION No:</b>          | EPF/2627/20  |
| <b>SITE ADDRESS:</b>            | Land at Greensted Road<br>Chipping Ongar<br>CM5 9LA  |
| <b>PARISH:</b>                  | Ongar  |
| <b>WARD:</b>                    | Chipping Ongar, Greensted and Marden Ash   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Construction of a residential development comprising of 95 units, together with open space, car parking & landscaping. |
| <b>DECISION:</b>                | Referred to DDMC   |

**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=644596](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=644596)

Referred up to DDMC by resolution.

**115. Planning Application - EPF/1787/21 Bushes, Wind Hill, Magdalen Laver, Ongar CM5 0DS**

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/1787/21   |
| <b>SITE ADDRESS:</b>            | Bushes<br>Wind Hill<br>Magdalen Laver<br>Ongar<br>CM5 0DS   |
| <b>PARISH:</b>                  | Moreton, Bobbingworth and the Lavers  |
| <b>WARD:</b>                    | Moreton and Fyfield   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Proposed alterations to existing buildings; provision of pool within courtyard; partial demolition of existing built form and in-line addition to enlarge existing ancillary residential annex; change of use of adjacent field to horse grazing. |
| <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=654393](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=654393)

**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 shall be carried out and retained strictly in accordance with the following approved plans: 2239; 2, 3, 4, 8a, 9, 10, 11a
- 3 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 the approved details, and shall be provided on site prior to the first occupation and shall be retained for the lifetime of the development.
- 4 The extension hereby permitted shall only be used for purposes incidental to the residential use of the main dwelling, and shall not be used for any primary residential accommodation or commercial use.
- 5 No development shall take place until details of mitigation measures to show how the development will be constructed/adapted so as to provide sufficient air borne and structure borne sound insulation against internally/externally generated noise and vibration has been submitted to and approved in writing by the Local Planning Authority.

This sound insulation shall ensure that the levels of noise generated from the development; as measured within habitable rooms of the development shall be no higher than 35dB(A) from 7am to 11pm and 30dB(A) in bedrooms from

11pm to 7am.

The report shall include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and recommendations.

b) The mitigation measures as approved under this condition shall be implemented in their entirety prior to the commencement of the use or first occupation of the development and retained as such thereafter.

To maintain reasonable levels of protection for the occupiers of the development from external noise and in accordance with policies RP5A and DBE9 of the adopted Local Plan and Alterations and policies DM9 and DM21 of the Local Plan Submission Version 2017, and the NPPF 2021.

- 6 A) No work on any phase of the development (with the exception of demolition works where this is for the reason of making areas of the site available for site investigation), shall commence until an assessment of the risks posed by any contamination within that phase shall have been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of Potentially Contaminated Sites - Code of Practice and the Environment Agency's Guidelines for the Land Contamination: Risk Management (LCRM 2020) (or equivalent if replaced), and shall assess any contamination on the site, whether or not it originates on the site. The development shall only be carried out in accordance with the approved details unless the Local Planning Authority gives its written consent to any variation. The assessment shall include:

- A survey of the extent, scale and nature of contamination;
- An assessment of the potential risks to:
  - a) human health;
  - b) property (existing or proposed) including buildings, crops, livestock, pets, woodland, service lines and pipes;
  - c) adjoining land;
  - d) groundwater and surface waters;
  - e) ecological systems; and
  - f) archaeological sites and ancient monuments.

B) If following the risk assessment unacceptable risks are identified from land affected by contamination in that phase, no work on any phase of the development shall take place, until a detailed land remediation scheme has been completed. The scheme will be submitted to and approved in writing by the local planning authority. The scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. (The remediation scheme shall be sufficiently detailed and thorough to ensure that after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990). The development shall only be carried out in accordance with the approved scheme. Following the completion of the remediation works and prior to the first occupation of the development, a verification report by a suitably qualified contaminated land practitioner shall be submitted to and approved in writing by the local planning authority)

7 The stables hereby approved shall be used for the stabling of a maximum of 2 horses at any one time.

8 The manure/mucking out heap associated with the stables hereby approved shall be a minimum of 30m from the boundary of any of the neighbouring residential properties.

**116. Planning Application - EPF/2951/21 69 Dukes Avenue Theydon Bois, Epping CM16 7HQ**

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/2951/21   |
| <b>SITE ADDRESS:</b>            | 69 Dukes Avenue<br>Theydon Bois<br>Epping<br>CM16 7HQ |
| <b>PARISH:</b>                  | Theydon Bois  |
| <b>WARD:</b>                    | Theydon Bois  |
| <b>DESCRIPTION OF PROPOSAL:</b> | Single storey side 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=659741](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=659741)

**CONDITIONS**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans: 001, existing block plan, location plan, proposed block plan
- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those in the existing building.

**117. Planning Application - EPF/0103/22 Grove Cottages, 64 Ongar Road, Lambourne, Romford RM4 1UJ**

|                        |  |
|------------------------|--|
| <b>APPLICATION No:</b> | EPF/0103/22  |
| <b>SITE ADDRESS:</b>   | Grove Cottages<br>64 Ongar Road<br>Lambourne<br>Romford<br>RM4 1UJ |

|                                 |   |
|---------------------------------|---|
|                                 |   |
| <b>PARISH:</b>                  | Lambourne   |
| <b>WARD:</b>                    | Lambourne   |
|                                 |   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Application to remove condition 2 'Soft Landscaping' on EPF/2334/21 (Retention of a vehicular crossover field access, associated gate and hedgerow planting along boundary (Revised application to EPF/0229/21) |
| <b>DECISION:</b>                | Referred to DDMC  |

**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=662037](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=662037)

Referred up to DDMC (under minority member rule) – Officer recommendation to refuse stands.

**CHAIRMAN**