

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 10 February 2016
East

Place: Council Chamber, Civic Offices, **Time:** 7.00 - 9.56 pm
High Street, Epping

Members Present: P Keska (Vice-Chairman), N Avey, A Boyce, H Brady, W Breare-Hall, T Church, A Grigg, M McEwen, R Morgan, J Philip, B Rolfe, D Stallan, B Surtees, G Waller, C Whitbread, J H Whitehouse and J M Whitehouse

Other Councillors:

Apologies: S Jones and N Bedford

Officers Present: J Shingler (Principal Planning Officer), M Jenkins (Democratic Services Officer) and G J Woodhall (Senior Democratic Services Officer)

65. 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.

66. 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.

67. MINUTES

RESOLVED:

That the minutes of the meeting held on 13 January 2016 be taken as read and signed by the Chairman as a correct record.

68. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor T Church declared a non-pecuniary interest in the following item of the agenda by virtue of being the co-owner of a property in Chapel Road. The Councillor had determined that his interest was not prejudicial and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2484/15 33 Chapel Road, Epping CM16 5DS

(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 knowing one of the objectors. The Councillor had determined that his interest was not prejudicial and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2484/15 33 Chapel Road, Epping CM16 5DS

(c) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a non-pecuniary interest in the following items of the agenda by virtue of knowing the applicants. The Councillor had determined that his interest was not prejudicial but he advised that he would leave the meeting for the consideration of the applications and voting thereon:

- EPF/2603/15 26 High Street, Epping CM16 5AE; and
- EPF/3086/15 Chase Farm, Vicarage Lane, North Weald CM16 6AL

(d) 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 having managed the property at 22 Institute Road, Coopersale. The Councillor had determined that his interest was not prejudicial but he advised that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/2163/15 Allotments rear of 8 to 22 Institute Road, Coopersale, Epping CM16 7QY

69. ANY OTHER BUSINESS

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

70. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 – 13 be determined as set out in the schedule attached to these minutes.

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/1453/15
SITE ADDRESS:	1A High Road North Weald Essex CM16 6HN
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Proposed single storey rear extension.
DECISION:	Granted 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=576993

CONDITIONS

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

Report Item No: 2

APPLICATION No:	EPF/2282/15
SITE ADDRESS:	Braemar Theydon Park Road Theydon Bois Epping Essex
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Variation of planning condition 2 on EPF/0496/12 - so as to allow mobile home to be occupied 12 months of the year rather than the current 7 months (1st April to 31st October)
DECISION:	Granted 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=578965

CONDITIONS

- 1 Not more than one caravan or mobile home shall be stationed at the site at any one time.
- 2 The caravan or mobile home shall not at any time be located closer than 35m from the road frontage unless otherwise agreed by the Local Planning Authority.
- 3 Details of the provision of a car space and bin enclosure within the site shall be submitted to and approved by the Local Planning Authority before the 12 month occupation of the mobile home/caravan is commenced. Once approved these details shall be implemented in full.

Report Item No: 3

APPLICATION No:	EPF/2484/15
SITE ADDRESS:	33 Chapel Road Epping Essex CM16 5DS
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Demolition of existing two storey dwellinghouse and garage, the construction of a new two storey residential building with loft and basement accommodation containing 3x1 bed and 4x2 bed apartments, with associated car, bicycle parking and refuse facilities.
DECISION:	Refused Permission

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=579499

Reason for Refusal

1. The proposed development by reason of its height, bulk and scale would fail to respect its setting and would result in a building which would be out of character with the existing pattern of development resulting in a structure which would be excessively prominent in the street scene, particularly with reference to the adjoining dwelling which it would visually dominate. The proposal is therefore contrary to Policies DBE1, CP2 and CP3 of the adopted Local Plan and Alterations and national guidance contained in the NPPF.

Report Item No: 4

APPLICATION No:	EPF/2537/15
SITE ADDRESS:	Little Weald Hall Rayley Lane North Weald Bassett Epping Essex CM16 6AR
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Conversion of ancillary accommodation into a single dwelling.
DECISION:	Granted 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=579695

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 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, B and E of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

Report Item No: 5

APPLICATION No:	EPF/2603/15
SITE ADDRESS:	26 High Street Epping Essex CM16 4AE
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Minor Material Amendment variation of condition 2 'plan numbers' on planning application EPF/2126/11 (Demolition of existing bar and replacement with a mixed use development, comprising retail/food and drink use (Classes A1 and A3) at ground level and 12 residential units at first and second floors together with 16 car parking spaces, access and landscaping). To enable increased parking to 19 spaces with introduction of a stacked parking system and; use of roof voids (s) to enable duplex flats; amendments to design and external appearance.
DECISION:	Granted 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=579875

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 812-2768 PL101D, PL102C, PL103C, PL104C, PL111B and PL112B
- 2 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Planning Authority.
- 3 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 4 No development shall take place until details of foul and surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.

- 5 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.
 - 6 The A1 and A3 uses hereby permitted shall not be open to customers / members outside the hours of [0700 to 2330 Monday to Saturday and 0800 to 2300 on Sundays and Bank Holidays.
 - 7 No development shall take place, including works of demolition or site clearance, until an Arboricultural Implication Assessment and Tree Constraint plan, concurrently with the detailed site layout, has been submitted to and approved in writing by the Local Planning Authority. This should be drawn up in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations).
 - 8 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.
 - 9 Within 3 months of this decision details shall be submitted to and approved in writing by the Local planning Authority for the permanent closure of the redundant vehicular access onto the High street and to include:
 - The construction of a footway and kerbing to replace the redundant layby/vehicular access at the front of the site.
 - Position and type/design of bollards on the new footway.
 - The provision of two dropped kerb crossing points with tactile paving across Half Moon lane at its junction with the high Street.
- The approved details shall be implemented prior to the first occupation of the development.
- 10 There shall be no obstruction above ground level within a 2.4m wide parallel band visibility splay as measured from and along the nearside edge of the carriageway of Half Moon lane. Such visibility splays shall be provided before the access is first used by vehicular traffic and retained free of obstruction at all times.
 - 11 Prior to the first occupation of the proposed development the developer shall be responsible for the provision and implementation of a travel information and marketing scheme for sustainable transport.

- 12 Prior to the first occupation of the ground floor commercial use, details of the proposed class A1 and A3 uses shall be submitted to and approved in writing by the Local planning Authority. The approved Class Use(s) shall be implemented on the site thereafter.
- 13 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.
- 14 No deliveries shall take place at the site outside the hours of 0700 to 2100 on Monday to Saturday and 0800 to 1800 on Sundays and bank Holidays.
- 15 Equipment shall be installed to suppress and disperse cooking/food preparation fumes and smells. The equipment shall be effectively operated and maintained for so long as the use continues. Details of the equipment shall be submitted to and agreed in writing by the local Planning Authority and the equipment shall be fully installed and operational prior to the first use of any part of the Ground floor for A3 purposes.
- 16 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 6

APPLICATION No:	EPF/2642/15
SITE ADDRESS:	35 The Orchards Epping Essex CM16 7AT
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Single storey rear extension with loft conversion and the erection of side facing dormer windows.
DECISION:	Refused Permission

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=580014

Reasons for Refusal

- 1 The proposed rear extension due to its height and bulk and proximity to neighbouring properties would be visually overbearing and result in significant loss of residential amenity to neighbouring residents contrary to policy DBE9 of the Adopted Local Plan and Alterations.
- 2 The Proposed side facing dormers fail to compliment or enhance the existing building or the streetscene contrary to policy DBE10 of the adopted Local Plan and Alterations.

Members considered the proposals and concluded that the size of the rear extension, due to its depth and height and proximity to neighbouring boundaries combined with the relative shortness of the rear gardens of the properties, would have an excessively harmful impact on the amenities of neighbours. They felt that the visual impact of the development when viewed from the neighbours small rear garden areas would be overbearing.

In addition, whilst accepting that side dormers could be added to the existing building without the need for planning permission, they felt that the introduction of dormers in this area of bungalows which have a uniform and attractive character and roofscape, predominantly uninterrupted by dormer windows, would be detrimental to the character and visual amenity of both the bungalow itself and the streetscene. Such a change is contrary to policy DBE10 of the Adopted Local Plan and Alterations and therefore where the council has control, as in the current application, then it should be exercised in accordance with the policy.

Report Item No: 7

APPLICATION No:	EPF/2751/15
SITE ADDRESS:	Graylands Threshers Bush Matching Essex CM5 0EB
PARISH:	Moreton, Bobbingworth and the Lavers
WARD:	Moreton and Fyfield
DESCRIPTION OF PROPOSAL:	Variation of condition 3 'garage for parking motor vehicles' of planning permission EPF/1365/15 (Proposed outbuilding)
DECISION:	Granted Permission

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=580236

CONDITIONS

NONE.

Report Item No: 8

APPLICATION No:	EPF/2764/15
SITE ADDRESS:	8 Queens Road North Weald Bassett Epping Essex CM16 6JE
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Single storey rear extension, garage conversion and first floor rear extension (Revised application to EPF/1939/15).
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=580274

Members decided to defer this application in order for a site visit to take place.

Report Item No: 9

APPLICATION No:	EPF/2787/15
SITE ADDRESS:	6 Matthews Court Harlow Road Moreton Ongar Essex CM5 0LH
PARISH:	Moreton, Bobbingworth and the Lavers
WARD:	Moreton and Fyfield
DESCRIPTION OF PROPOSAL:	Proposed store
DECISION:	Refused Permission

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=580306

REASONS FOR REFUSAL

- 1 The proposed building is of excessive size for its intended use and would harm the openness of the Green Belt contrary to policy GB2A of the Adopted Local Plan and Alterations.

Members considered that the scale and design of the proposed building were not suited for its stated purpose and that the building would be harmful to the openness of the Green Belt.

Way Forward

Members suggested that a smaller and simpler shed like structure of suitable size for housing a ride on mower may be justified.

Report Item No: 10

APPLICATION No:	EPF/2905/15
SITE ADDRESS:	5 Coopersale Common Coopersale Epping Essex CM16 7QS
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Proposed dwelling adjacent to existing and construction of new access off Garnon Mead
DECISION:	Granted 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=580533

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 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 3 Prior to first occupation of the development hereby approved, the proposed window openings in the northeastern flank elevation facing 1 Garnon Mead shall be entirely fitted with obscured glass 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.
- 4 No development shall take place until details of surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 5 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.

6 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The assessment shall demonstrate that adjacent properties shall not be subject to increased flood risk and, dependant upon the capacity of the receiving drainage, shall include calculations of any increased storm run-off and the necessary on-site detention. The approved measures shall be carried out prior to the substantial completion of the development hereby approved and shall be adequately maintained in accordance with the approved management and maintenance plan.

7 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.

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.

8 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to an 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.

9 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.

- 10 No development 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 accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 11 Prior to the first occupation of the development the width of the access at its junction with the highway shall not be less than 3 metres and shall be provided with an appropriate dropped kerb vehicular crossing of the footway.
- 12 There shall be no discharge of surface water onto the Highway.
- 13 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 14 No removal of vegetation 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.
- 15 In the event that any bats are found to be present during tree works, then works must cease until a licence is obtained from Natural England to permit the works to progress further. Such a licence should be also sent to the Local Planning Authority.
- 16 Prior to commencement of any works a Bat Enhancement plan (including two bat boxes on retained trees T002 or T003), should be written and submitted to EFDC for approval. More details can be found in 5.1.3 of "Aerial Bat Roost Survey" by agb Environmental Ltd dated 9/11/15. And the development shall be implemented in accordance with the approved plan.
- 17 Should more than two years elapse between the date of the bat survey and commencement of works then the survey should be updated and resubmitted to the Local Planning Authority.
- 18 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.
- 19 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 1202.P.01 rev A, 1202.P.10 rev C, 1202.P.11 rev C, 1202.P.12 rev E, 1202.P.13 rev D, 1202.P.14 rev D.

Report Item No: 11

APPLICATION No:	EPF/2981/15
SITE ADDRESS:	141 Lindsey Street Epping Essex CM16 6RF
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Demolition of existing garage and construction of new garage with open bay, with office and study. A single storey rear extension to the kitchen and internal works. Re-submission of refused application: EPF/1028/15
DECISION:	Granted 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=580773

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 proposed in section 11 of the submitted application form or shall match 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 bay of the garage hereby approved shall be retained so that it is capable of allowing the parking of cars together with any storage use in connection with the residential use of the site, and shall at no time be converted into a room or used for any other purpose.
- 4 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 12

APPLICATION No:	EPF/3086/15
SITE ADDRESS:	Chase Farm Vicarage Lane North Weald Essex CM16 6AL
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Change of use of bungalow to Class B1(a) office use and change of use of adjoining land for parking and access associated with units 42 & 44.
DECISION:	Granted 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=581114

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 3547/10, 3547/11
- 2 Prior to occupation of the office building a satisfactory ground gas investigation and risk assessment shall be carried out and submitted to the Local Planning Authority for approval in order to determine what if any ground gas remediation measures may be required or shall specify appropriate ground gas mitigation measures to be installed in the building in lieu of any ground gas investigation.
- 3 Prior to occupation of the office building either a Land Contamination investigation of any exposed soil areas and risk assessment shall be carried out and submitted to the Local Planning Authority for approval, in order to determine what if any contamination remediation measures may be required, or details of appropriate land contamination mitigation measures to be undertaken in lieu of any Land Contamination investigation shall be submitted and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority. 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.
- 4 The public's rights and ease of passage over public footpath no.38 North Weald shall be maintained free and unobstructed at all times.

Report Item No: 13

APPLICATION No:	EPF/2163/15
SITE ADDRESS:	Allotments rear of 8 To 22 Institute Road Coopersale Epping Essex CM16 7QY
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Erection of 18 dwellings, including access, parking, amenity and landscaping.
DECISION:	Refused Permission

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=578713

REASON FOR REFUSAL

- 1 The proposed development fails to provide an adequate amount of suitable affordable housing on site despite an independent assessment showing that such development would be economically feasible. The development is therefore contrary to Policies H4A, H5A, H6A H7A and H8A of the Adopted Local Plan and Alterations.

This page is intentionally left blank