

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 9 November 2016
East

Place: Council Chamber, Civic Offices, **Time:** 7.00 - 9.58 pm
High Street, Epping

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

Other Councillors:

Apologies: S Jones, A Boyce and C Whitbread

Officers Present: J Shingler (Principal Planning Officer), R Perrin (Democratic Services Officer) and S Mitchell (PR Website Editor)

41. 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.

42. 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.

43. MINUTES

RESOLVED:

That the minutes of the meeting held on 5 October 2016 be taken as read and signed by the Chairman as a correct record.

44. APPOINTMENT OF VICE-CHAIRMAN

In the absence of the Chairman, who had tendered her apologies, the Vice-Chairman became the Chairman and requested nominations for the role of Vice-Chairman.

RESOLVED:

That, in the absence of a Vice-Chairman, Councillor B Rolfe be appointed as Vice-Chairman for the duration of the meeting.

45. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor A Grigg declared personal interest in the following items of the agenda by virtue of having employed the Applicant's Agent who was speaking. The Councillor had determined that her interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/1546/16 – 15 Beulah Road, Epping.
- EPF/2396/16 - Land adjacent to 171 High Road, North Weald.

(b) Pursuant to the Council's Code of Member Conduct, Councillor P Keska declared a non-pecuniary interest in the following items of the agenda by virtue knowing the Applicant's Agent. 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/1546/16 – 15 Beulah Road, Epping.
- EPF/2396/16 - Land adjacent to 171 High Road, North Weald.

(c) 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 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/1862/16 – 5 Ambleside, Epping.

(d) 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 the Applicant and Objector. 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/2199/16 – Land adjacent to Taw Lodge, Epping Lane, Stapleford Tawney, Romford.

(e) Pursuant to the Council's Code of Member Conduct, Councillor B Rolfe declared a non-pecuniary interest in the following item of the agenda by virtue of knowing the Objector. 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/1916/16 – Orchard Cottage, Greensted Hall, Church Lane, Ongar.
- EPF/1930/16 - Orchard Cottage, Greensted Hall, Church Lane, Ongar.

(f) Pursuant to the Council's Code of Member Conduct, Councillor J Philip declared a non-pecuniary interest in the following item of the agenda by virtue of discussing the application with the Applicant, Objectors and Parish Council. 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/2000/16 – Sixteen String Jack, Coppice Row, Theydon Bois, Epping

(g) Pursuant to the Council's Code of Member Conduct, Councillor H Brady declared a non-pecuniary interest in the following item of the agenda by virtue of knowing Applicant as a fellow Parish Councillor. The Councillor had determined that her interest was not prejudicial and that she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2345/16 – Land Adjacent to Law Lodge, Epping Lane, Stapleford Tawney.

(h) Pursuant to the Council's Code of Member Conduct, Councillor D Stallan declared a non-pecuniary interest in the following item of the agenda by virtue of knowing Objector. 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/2183/16 – 16 Bassett Gardens, North Weald Bassett.

(i) Pursuant to the Council's Code of Member Conduct, Councillor D Stallan declared a non-pecuniary interest in the following item of the agenda by virtue of the Applicant being a customer. 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/2396/16 – Land adjacent to 171 High Road, North Weald.

46. ANY OTHER BUSINESS

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

47. DEVELOPMENT CONTROL

The Chairman advised that due to the number of applications on the agenda, he had decided to re-order the Development Control items to ensure that applications with registered speakers would be heard first.

RESOLVED:

That the planning applications were determined as set out in the schedule attached to these minutes.

48. ADJOURNED

The Chairman advised the Committee that the meeting had been in session for three hours and asked if they wished to continue or adjourn the meeting and hear items 1, 2, 6, and 12 at a later date, to be advised.

RESOLVED:

That Members agreed the meeting be adjourned for items 1,2,6,and 12 and be heard at a later date, to be advised.

CHAIRMAN

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Report Item No: 3

APPLICATION No:	EPF/0632/16
SITE ADDRESS:	263 High Street Epping Essex CM16 4BP
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Consent for the conversion of part of existing A1 shop at ground floor and C3 first and second floor unit into 3 self contained flats including two storey rear extension.
DECISION:	Refuse 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=583196

REASONS FOR REFUSAL

- 1 The proposed development results in the loss of ground floor retail floorspace within the key retail frontage within the Town Centre, (where non retail uses already exceed 30%) to a residential use, as such the development is likely to result in harm to the vitality and viability of the town centre. The proposal is therefore contrary to policies TC3 and TC4 of the adopted Local Plan and Alterations and Draft Local Plan Policy E2.

Way Forward.

Members discussed whether there was a way forward but concluded that the only way forward would be to remove the proposed ground floor flat and retain that area for A1 use.

Report Item No: 4

APPLICATION No:	EPF/1546/16
SITE ADDRESS:	15 Beulah Road Epping Essex CM16 6RH
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Proposed two storey rear extension and internal alterations
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=585154

This application was deferred in order for a members site visit to be carried out.

Report Item No: 5

APPLICATION No:	EPF/1862/16
SITE ADDRESS:	5 Ambleside Epping Essex CM16 4PT
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Double and single storey rear extensions.
DECISION:	Refuse 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=585804

REASON FOR REFUSAL

- 1 The proposed addition due to its depth 70cm beyond the 3 metre depth that can be achieved by permitted development amounts to overdevelopment of the site contrary to policies CP7 and DBE9 and DBE10 of the adopted Local Plan and Alterations.

Members discussed the proposal and the impact of the development on the surrounding properties and were concerned that although the applicant could build a 3m deep extension of the same design as permitted development, the proposal was likely to be unneighbourly when viewed from the rear garden of number 6 Ambleside, due to the staggered nature of the properties in the road and the excessive ridge depth, and height. Overall they considered that the permitted 3metre deep extension would be likely to be harmful to amenity and that the additional 70cm depth proposed would result in an overdevelopment of the site contrary to the intentions of policy CP7 of the Adopted Local Plan and Alterations.

Way Forward.

Members discussed whether there was a way forward but essentially concluded that anything beyond the permitted development depth would be unlikely to be considered favourably.

Report Item No: 7

APPLICATION No:	EPF/1916/16
SITE ADDRESS:	Orchard Cottage Greensted Hall Church Lane Ongar Essex CM5 9LD
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Single storey rear extension and alterations.
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=585946

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: 8

APPLICATION No:	EPF/1930/16
SITE ADDRESS:	Orchard Cottage Greensted Hall Church Lane Ongar Essex CM5 9LD
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Grade II* listed building application for proposed single storey rear extension and alterations
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=585978

CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.
- 2 No development shall have taken place until samples 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.
- 3 Additional drawings that show details of proposed new windows, doors, eaves and verges, by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the LPA in writing prior to the commencement of any works.
- 4 All new and replacement rainwater goods shall be of black aluminium.

Report Item No: 9

APPLICATION No:	EPF/2000/16
SITE ADDRESS:	Sixteen String Jack Coppice Row Theydon Bois Epping Essex CM16 7DS
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Demolition of existing public house, tied dwelling, structures and buildings and the erection of 7 apartments and one cottage with communal garden, parking area and cycle store.
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=586136

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: Site Location Plan, 14097 se-02, 1482.P201 Rev D 28/09/16, 1482.P206 Rev D 28/09/16, 1482.P207 Rev D 24/10/16, 1482.P208 Rev D 28/09/16, 1482.P209 Rev D 28/09/16, 1482.P210 Rev D 28/09/16, 1482.P211 RevE 24/10/16, 1482.P213 Rev D 28/09/16 and Planting Sketch design Plots 1- 6 430.001 Rev A.

- 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 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 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.

- 6 Hard and soft landscaping shall be carried out in accordance with the approved Landscape Proposals for Plots 1-6 Frontage, Ref. 430.200 dated Sept 2016 by Alban Landscape. Furthermore, no development shall take place, including site clearance or other preparatory work, until an implementation programme and full details of hard and soft landscaping for the remaining communal areas have been submitted to and approved in writing by the Local Planning Authority. The 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.

- 7 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.

- 8 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, groundwaters 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]

- 9 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, groundwaters 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]
- 10 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]
- 11 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.
- 12 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.

- 13 Prior to first occupation of the development the visibility splays and access arrangements, as shown on drawing no.1482-P206 Rev D, shall be provided and retained as such in perpetuity.
- 14 Prior to first occupation of the development any redundant vehicle dropped kerb crossings, across the site frontage, shall be reinstated to full height kerbing and footway.
- 15 Prior to first occupation of the development, the developer shall be responsible for the provision and implementation to each dwelling of the submitted Residential Travel Information Pack for sustainable transport.
- 16 Prior to first occupation of the development the vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The parking and turning areas shall be retained in perpetuity for their intended purpose.
- 17 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 18 There shall be no discharge of surface water onto the Highway.
- 19 No gates shall be erected at the entrance to the site without the prior approval of the Local Planning Authority.
- 20 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.
- 21 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
1. The parking of vehicles of site operatives and visitors
 2. Loading and unloading of plant and materials
 3. Storage of plant and materials used in constructing the development
 4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 5. Measures to control the emission of dust and dirt during construction, including wheel washing.
 6. A scheme for recycling/disposing of waste resulting from demolition and construction works.

- 22 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.
- 23 Prior to first occupation of the development hereby approved, a pedestrian doorway shall be created into the proposed refuse store to allow access to the refuse store for future occupants without having to leave the development site.
- 24 The development shall be carried out in accordance with the recommendations set out in the Ecology Appraisal (dated 30th June 2014 - updated 2nd July 2015) and Bat Survey (dated 29th July 2014 - updated 7th July 2016) completed by D F Clark Ltd.
- 25 The proposed evergreen hedges shown to the front of each of the three buildings hereby approved, shall be permanently retained and if any part is removed or dies or is severely damaged or diseased, another evergreen hedge of the same size shall be planted within 3 months in the same place and retained thereafter.
- 26 The native hedge shown to the western and northern boundaries of the communal garden shall be permanently retained, at a height of 2 metres, and if it is removed or dies or is severely damaged or diseased, another native hedge of the same size and species shall be planted within 3 months in the same place and retained thereafter.

Report Item No: 10

APPLICATION No:	EPF/2083/16
SITE ADDRESS:	Shell Service Station 24-36 High Street Epping Essex CM16 4AE
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Replacing previous automated car wash with smaller hand car wash operation within Shell Petrol Filling Station. In addition installing modular unit for the purpose of supply and fitting of tyres. (Revised application).
DECISION:	Refuse 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=586373

REASONS FOR REFUSAL

- 1 The proposed intensification of use and introduction of the tyre changing facility in close proximity to residential properties will result in excessive harm to the living conditions of neighbours by reason of noise and disturbance to an extent that can not be adequately controlled by conditions. The proposal is therefore contrary to policies DBE9 and RP5A of the Adopted Local Plan and Alterations.

Way Forward.

Members discussed whether there was a way forward and concluded that a reduction in the intensification and impact on neighbours was required.

Report Item No: 11

APPLICATION No:	EPF/2149/16
SITE ADDRESS:	44 New Farm Drive Lambourne Romford Essex RM4 1BT
PARISH:	Lambourne
WARD:	Lambourne
DESCRIPTION OF PROPOSAL:	New front porch and access ramp. New front bay window. New vehicular access. Single storey rear extension with flat roof and 2no. roof lanterns. Single storey side extension. Roof extension including increase in ridge height and construction of 1no. rear & 2no. front dormer windows to facilitate creation of rooms in the 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=586527

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: 0603/01; 0601/02; 0731/02-b; and 0731/03-b.
- 3 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 4 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: 13

APPLICATION No:	EPF/2199/16
SITE ADDRESS:	2 Chapel Road Epping Essex CM16 5DS
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Conversion of a single dwelling into 2 dwellings and associated internal alterations
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=586594

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: BRD/16/020/001, BRD/16/020/003Rev A, BRD/16/020/006
- 2 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 or visitors vehicles.
- 3 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.

- 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: 14

APPLICATION No:	EPF/2345/16
SITE ADDRESS:	Land Adjacent to Taw Lodge Epping Lane Stapleford Tawney Romford Essex RM4 1ST
PARISH:	Theydon Mount
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Demolition of existing building, breaking up of part of existing hardstanding and erection of three-bedroom cottage with associated landscaping (revised application to EPF/1352/16).
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=587318

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 The extent of the curtilage to the proposed dwelling shall not be any larger than that indicated in red on the submitted 1/1250 site location plan. This curtilage shall not be extended in the future without the further written approval of the Local Planning Authority.
- 4 The development hereby permitted will be completed strictly in accordance with the approved drawing numbered 3631/1B, a 1/500 block plan and plan showing footprint of existing and proposed buildings; a plan showing proposed floor plans and elevations; and a plan showing elevations of the existing building and footprint of the existing and proposed buildings.
- 5 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.

- 6 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, groundwaters 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]
- 7 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, groundwaters 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]
- 8 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]

- 9 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.
- 10 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the 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.
- 11 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 Classes A, B, and E of Part 1] of Schedule 2 to the Order (Extensions, Roof additions and outbuildings) or Class A gates, fences , walls etc) of Part 2 of Schedule 2 of the order shall be undertaken without the prior written permission of the Local Planning Authority.
- 12 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: 15

APPLICATION No:	EPF/2396/16
SITE ADDRESS:	Land adjacent to 171 High Road North Weald Essex CM16 6EB
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Erection of 1 no. detached house with 4 bedrooms. Re-submission of approved application: EPF/2245/13
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=587574

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: 839/01, 839/02c, 839/03d, 839/04c, 839/05b, 839/06c
- 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 Prior to first occupation of the development hereby approved, the proposed window opening(s) in the flank elevation(s) 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.
- 5 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 (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.

- 6 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.

- 7 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

- 8 Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.

- 9 Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway.

- 10 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary of the site.

- 11 Prior to the commencement of works on site, the boundary between the two properties shall be erected. This is to ensure that the alder tree in the rear garden of 171 High Road is protected from damage during construction works.

- 12 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.

- 13 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.