

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 13 December 2016
East

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 9.35 pm
High Street, Epping

Members Present: S Jones (Chairman), A Grigg, R Morgan, J Philip, D Stallan, B Surtees, G Waller, C Whitbread, H Whitbread and J M Whitehouse

Other Councillors:

Apologies: P Keska, N Avey, N Bedford, A Boyce, H Brady, W Breare-Hall, M McEwen, B Rolfe and J H Whitehouse

Officers Present: J Shingler (Principal Planning Officer), A Hendry (Senior Democratic Services Officer) and R Perrin (Democratic Services Officer)

59. 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.

60. 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.

61. APPOINTMENT OF VICE CHAIRMAN

In the absence of the Sub-Committee's Vice-chairman the Sub-Committee agreed to the appointment of Councillor Philips as the Vice-Chairman for the duration of the meeting.

62. MINUTES

RESOLVED:

That the minutes of the meeting held on 9 November 2016 be taken as read and signed by the Chairman as a correct record.

63. DECLARATIONS OF INTEREST

(a) 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 two of the objectors being customers of his. The Councillors 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/3227/16 – Woodside Commercial Site, Woodside, North Weald.

(b) 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 having been the Chair of the Council House Building Committee and the Housing Portfolio Holder and that the objector was known to him. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/2368/16 – Land and Garages adj. 25 Colvers, Matching Green.

(c) Pursuant to the Council's Code of Member Conduct, Councillor B Surtees declared a non-pecuniary interest in the following items of the agenda, by virtue of his son having used their facilities. 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/2357/16 – Zinc Arts, High Street, Ongar

(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 knowing some 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/2357/16 – Zinc Arts, High Street, Ongar.

(e) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a non-pecuniary interest in the following item of the agenda, by virtue of being the Leader of the Council. The Councillor had determined that his interest was not prejudicial and that he would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/2368/16 – Land and garages adj. 25 Colvers, Matching Green

(f) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a non-pecuniary interest in the following item of the agenda. The Councillor had determined that his interest was prejudicial and that he would leave the meeting for the consideration of the applications and voting thereon:

- EPF/2550/16 – 17 Hemnall Street, Epping

(g) Pursuant to the Council's Code of Member Conduct, Councillor H Whitbread declared a non-pecuniary interest in the following item of the agenda, by virtue of being a member of Epping Town Council. The Councillor had determined that her interest was not prejudicial and she would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/2550/16 – 17 Hemnall Street, Epping

(h) Pursuant to the Council's Code of Member Conduct, Councillors G Waller and J Philip declared a non-pecuniary interest in the following item of the agenda, by virtue of being members of the Council House Building Cabinet Committee. The Councillors had determined that their interests were not prejudicial and that they would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2368/16 – Land and garages adj. 25 Colvers, Matching Green

(i) 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 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/2427/16 – 39 Dukes Avenue, Theydon Bois

(j) Pursuant to the Council's Code of Member Conduct, Councillor S Jones declared a non-pecuniary interest in the following items of the agenda, by virtue of knowing the architect. 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/2427/16 – 39 Dukes Avenue, Theydon Bois;
- EPF/2550/16 – 17 Hemnall Street, Epping

64. ANY OTHER BUSINESS

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

65. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 – 7 be determined as set out in the schedule attached to these minutes.

66. PROBITY IN PLANNING - APRIL 2016 TO SEPTEMBER 2016

The Sub-Committee received a report regarding Probity in Planning – Appeal Decisions 1 April 2016 to 30 September 2016.

The report advised the decision making committees of the results of all successful allowed appeals, particularly those refused by committee to officer recommendation. The purpose was to inform Members of the consequences of their decisions in this respect and, in cases where the refusal was found unsupportable on planning grounds, an award of costs could be made against the Council.

Since 2011/12 there were two local indicators, one measured all planning application type appeals as a result of committee reversals of officer recommendations (GOV08)

and the other measured the performance of officer recommendations and delegated decisions (GOV07).

Over the six month period between 1 March 2016 and 30 September 2016, the Council received 49 decisions on appeals (48 of which were planning related appeals, the other 1 was enforcement related).

GOV07 and 08 measured planning application decisions and out of a total of 48, 18 were allowed (37.5%). Broken down further, GOV07 performance was 8 out of 32 allowed (25%) and GOV08 performance was 10 out of 16 (62.5%).

For the Area Plans East Sub-Committee, four appeals were allowed against decisions made and four were dismissed.

Councillor Philip noted that this was a acceptable 50/50 result and Councillor Surtees commented that it was not an inappropriate way to proceed.

RESOLVED:

That the Probity in Planning report covering the period April 2016 to September 2016 be noted.

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/3227/15
SITE ADDRESS:	Woodside Commercial Site Woodside North Weald Essex CM16 6LJ
PARISH:	North Weald Bassett
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Outline Planning Application comprising demolition of Units 1, 1a, 7, 8, 9a, 9b, 13 & disused bunker and erection of 5 new units for B1/B8 uses. Infill buildings B1/B8 Use. (Access, appearance, layout & scale to be determined, landscaping reserved)
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=581440

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

Report Item No: 2

APPLICATION No:	EPF/2235/16
SITE ADDRESS:	Ashlings Farm House Ashlings Farm Lane High Ongar Ingatestone Essex CM4 0JU
PARISH:	High Ongar
WARD:	High Ongar, Willingale and the Rodings
DESCRIPTION OF PROPOSAL:	Application for variation of condition 18 on planning application EPF/2066/15 (Demolition of existing residential use buildings on site and erection of 3 no. new dwellings with associated new landscaping)
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=586720

CONDITIONS

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

- 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: FLV_: 100A, 101, 300A, 301A, 310 Rev B and 311 Rev B, FLV_350

- 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 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 and E of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 7 The hard and soft landscaping scheme as agreed in writing by EPF/2731/16 of the original consent (EPF/2066/15) shall be carried out in accordance with these approved details.
- 8 The Tree protection scheme as agreed in writing by EPF/2731/16 of the original consent (EPF/2066/15) shall be carried out in accordance with these approved details.
- 9 The hard and soft landscaping scheme as agreed in writing by EPF/2275/16 of the original consent (EPF/2066/15) shall be carried out in accordance with these approved details.
- 10 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]
- 11 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]

- 12 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.
- 13 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.
- 14 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.
- 15 The public's rights and ease of passage over public bridleway no.6 High Ongar shall be maintained free and unobstructed at all times.
- 16 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.
- 17 The habitat scheme as agreed in writing by EPF/2731/16 of the original consent (EPF/2066/15) shall be carried out in accordance with these approved details.
- 18 The buildings shown to be removed on drawing FLV_350 shall be demolished and removed from the site within three months of the first occupation of any of the new dwellings on plots 1, 2 or 3.

Report Item No: 3

APPLICATION No:	EPF/2357/16
SITE ADDRESS:	Zinc Arts High Street Ongar Essex CM5 0AD
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Change of use of 'overnight stay' block to non-self contained studio flats with use of facilities shared with community arts centre.
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=587393

This application was deferred in order for a members site visit to be carried out and for the provision of more information regarding financial marketing of the accommodation for its current use and also in regard to which use class the proposal falls into.

Report Item No: 4

APPLICATION No:	EPF/2368/16
SITE ADDRESS:	Land and garages adjacent 25 Colvers Matching Green Essex CM17 0PX
PARISH:	Matching
WARD:	Moreton and Fyfield
DESCRIPTION OF PROPOSAL:	2 affordable homes with 10 parking spaces
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=587473

REASONS FOR REFUSAL

- 1 The proposed development results in the loss of 18 garages and the introduction of 2 new dwellings with the provision of only 10 new parking spaces, and will significantly exacerbate the level of parking stress in an area where there is already excessive on street parking. As such the development is likely to be detrimental to highway safety and the character and amenity of the area contrary to policies ST4, ST6 and CP2 of the Adopted Local Plan and Alterations.

The presenting officer explained that a revised petition had been received, withdrawing the earlier petition and signed by 34 local residents which specifically does not support the provision of any additional houses and would welcome proposals to address parking and road problems.

Way Forward

The applicants were advised to seek ways of improving off street parking provision in the locality.

Report Item No: 5

APPLICATION No:	EPF/2427/16
SITE ADDRESS:	39 Dukes Avenue Theydon Bois Essex CM16 7HG
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	New dwelling adjoined to existing detached dwelling and extension to existing dwelling to form two four bedroom semi detached dwellings (revised scheme).
DECISION:	Grant Permission (With Conditions)

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

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: 39DATB/16/P/001 Rev A, 39DATB/16/P/002 Rev A (Received 21/11/2016), 39DATB/16/P/003 Rev A and 39DATB/16/P/004 Rev A
- 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 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.

- 5 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.

- 6 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 B of Part 2 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

Members requested that a condition be added to remove the right to provide new vehicular accesses to the front of the properties; however this is already covered by condition 6 which removes that right.

Report Item No: 6

APPLICATION No:	EPF/2484/16
SITE ADDRESS:	Spencers Farm Oak Hill Road Stapleford Abbots Romford Essex RM4 1JH
PARISH:	Stapleford Abbots
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Demolition of existing buildings, erection of four detached houses with integral garages, provision of passing bays, boundary treatment and hard and soft landscaping.
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=587834

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, 1911.2, 1911.3A, 1911.3B, 1911.4, 1911.5 (Plots 1 & 3), 1911.5 (Plots 2 & 4) 1911.6, 1911.8 and 1911.1755calc
- 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 first floor window openings in the flank elevations 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 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.

- 6 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.
- 7 No development, including works of demolition or site clearance, shall take place until details of the retained landscaping (trees / hedges) and their methods of protection (in accordance with BS5837:2012 -Trees in relation to design, demolition and construction Recommendations) have been submitted to and approved in writing by the Local Planning Authority. 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.
- 8 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.
- 9 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.
- 10 Prior to the first occupation of the development the passing bays, as shown on drawing no.1911.3A, shall be fully implemented and shall be retained in perpetuity for their intended purpose.
- 11 Prior to the 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.

- 12 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]
- 13 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]
- 14 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]

- 15 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.
- 16 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.
- 17 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.
- 18 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.
- 19 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.
- 20 No demolition shall take place between 1st March and 31st August (inclusive), unless a competent ecologist has undertaken a careful, detailed check of vegetation for active bird nests immediately before demolition and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting birds on the site. Any such written confirmation shall be submitted to and agreed by the local planning authority prior to commencement of any demolition.
- 21 An external lighting plan shall be submitted to and agreed in writing by the Local Planning Authority prior to first occupation. Any external lighting shall be installed in accordance with such agreed details.

- 22 A plan showing roadside refuse collection location within the site, with details of screening shall be submitted to and agreed in writing by the Local Planning Authority prior to first occupation. The area of refuse collection shall be marked out in accordance with such agreed details and retained as an area for the storage of refuse and for no other purpose.

Report Item No: 7

APPLICATION No:	EPF/2550/16
SITE ADDRESS:	17 Hemnall Street Epping Essex CM16 4LS
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Replacement of the existing bungalow with a new three storey block of five apartments. This would consist of 2 no. one-bed flats and 3 no. two-bed flats. The development would be served by three off-street parking spaces to the front and communal amenity space to the rear.
DECISION:	Referred to District Development Management Committee

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=588015

Members voted on the recommendation to Grant planning Permission and this was lost 2 votes to 3.

Members then considered possible reasons for refusal and it was proposed and seconded that the application be refused due to the scale and massing of the development and its adverse impact on the amenity of surrounding neighbours, and due to the excessive shortfall in proposed parking provision.

A vote was then taken on this and the result was 3 votes to 3.

4 members of the Committee then stood to exercise their right to refer the application to District Development Management Committee