

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** Wednesday, 31 May 2017
South

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 9.45 pm
High Street, Epping

Members Present: Councillors G Chambers (Chairman), A Patel (Vice-Chairman), S Heap, J Knapman, G Mohindra, S Neville, C P Pond, C C Pond, C Roberts, D Roberts, D Sunger and D Wixley

Other Councillors: Councillors S Watson

Apologies: R Baldwin, L Girling, R Jennings, J Jennings, H Kauffman, A Lion, L Mead and B Sandler

Officers Present: J Godden (Principal Planning Officer (Heritage, Enforcement & Landscaping)), A Hendry (Senior Democratic Services Officer), V Messenger (Democratic Services Officer (Trainee)) and R Perrin (Democratic Services Officer)

1. 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.

2. Minutes

RESOLVED:

That the minutes of the meeting held on 26 April 2017 be taken as read and signed by the Chairman as a correct record.

3. Declarations of Interest

(a) Pursuant to the Council's Code of Member Conduct, Councillor G Chambers declared a non-pecuniary interest in the following items of the agenda by virtue of being the Ward Member and speaking to both the applicant's and local residents. The Councillor had determined that his interest was non-pecuniary and he would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/0793/17 – 18 Russell Road, Buckhurst Hill
- EPF/0566/17 – 96 Princes Road, Buckhurst Hill

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

- EPF/0793/17 – 18 Russell Road, Buckhurst Hill.

4. Any Other Business

The Sub-Committee noted that there was no other urgent business for consideration.

5. Development Control

The Sub-Committee considered a schedule of applications for planning permission.

RESOLVED:

That the planning applications numbered 1 – 8 be determined as set out in the attached schedule to these minutes.

6. Probity in Planning - Appeal Decisions, 1 October 2016 to 31 March 2017

The Sub-Committee received a report regarding Probity in Planning – Appeal Decisions 1 October 2016 to 31 March 2017.

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 had been 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 October 2016 and 31 March 2017, the Council received 54 decisions on appeals (51 of which were planning related appeals, the other 3 were enforcement related).

GOV07 and 08 measure planning application decisions taken at appeal and out of a combined total of 51, 16 were allowed (31%). Broken down further, GOV07 officer performance was 8 out of 40 allowed (20%) and GOV08 committee reversal performance was 8 out of 11 (73%) for the 6 month period.

For the Area Plans South Sub-Committee, there were 4 appeals allowed against decisions made.

RESOLVED:

That the Probity in Planning report covering the period 1 October 2016 to 31 March 2017 be noted.

7. Area Plans Sub-Committees - Public Seating Arrangements

The Chairman advised that the Sub-Committee would be trying an alternative seating arrangement at the next meeting, as this was their first meeting held in the Council Chamber. The Sub-Committee agreed that the general public would sit in the Public Gallery and that speakers would sit in the Chamber.

RESOLVED:

1. That the Sub-Committee would try an alternative seating arrangement at the next meeting and then would decide on the lay out of their Sub-Committee for the municipal year; and
2. That the general public would be seated in the Public Gallery and speakers would be seated in the Council Chamber.

CHAIRMAN

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Report Item No: 1

APPLICATION No:	EPF/3281/16
SITE ADDRESS:	126 Manor Road Chigwell Essex IG7 5PR
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	To retain the existing dwelling at No. 126 Manor Road and add a new extension to the front and rear; creating 12 x no. residential units in total; with associated parking, cycle storage, refuse store and amenity 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=590133

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: FWP_001, 100, 101, 102, 200 rev A, 201 rev B, 203 rev A and 905 rev B

- 3 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.

- 4 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.
- 5 Prior to the commencement of the development, details of the design, internal arrangement and security measures to the cycle store shall be submitted to and approved by the Local Planning Authority. The works as agreed shall be fully implemented in accordance with the agreed details prior to first occupation of any of the dwellings hereby permitted
- 6 Prior to the commencement of development, details of the design and finish of bin stores shown on the approved plan shall be submitted to and agreed by the Local Planning Authority. The works as agreed shall be fully implemented prior to first occupation of any of the dwellings hereby permitted and thereafter retained in accordance with the agreed details.
- 7 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.
- 8 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.
- 9 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.
- 10 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed at the site. The installed cleaning facilities shall be used to clean vehicles wheels immediately before leaving the site.
- 11 Prior to the first occupation of the development the access arrangements, vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The access, parking and turning areas shall be retained in perpetuity for their intended purpose.
- 12 Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council.

- 13 There shall be no discharge of surface water onto the Highway.
- 14 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 15 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.
- 16 All windows at first floor in the eastern flank of the extensions hereby permitted shall be non-opening below 1.7m above finished floor level, finished in obscure glass, and shall be permanently retained in that form. No additional windows shall be inserted in the east elevation of the building without prior consent of the Local planning authority

Report Item No: 2

APPLICATION No:	EPF/0793/17
SITE ADDRESS:	18 Russell Road Buckhurst Hill Essex IG9 5QJ
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Partial demolition of 18 Russell Road and construction of a new two storey replacement side extension, together with the construction of three new dwellings with associated landscaping and car parking.
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=592896

REASONS FOR REFUSAL

- 1 The proposal would result in a cramped form of development on this back land site, which would be out of character with the surrounding area which is characterised by large detached and semi detached properties with large rear gardens. The scheme is therefore contrary to the NPPF and policies CP3, CP7, DBE1 and H3A of the adopted Local Plan and alterations
- 2 The proposal would result in an unacceptable adverse impact on the amenities of the neighbouring properties at No 14, 16 & 20 Russell Road due to the location of the access road and parking /turning areas through overlooking, traffic noise, fumes and disturbance. The scheme is therefore contrary to the NPPF and policies DBE2 and RP5A the adopted Local Plan and alterations
- 3 The proposal would see the partial demolition of 18 Russell Road, which is a non designated heritage asset and its loss would be contrary to the guidance in the National Planning Policy Framework at para 135.

Way Forward

Members of the committee considered that there was no way forward for this site.

Report Item No: 3

APPLICATION No:	EPF/0566/17
SITE ADDRESS:	96 Princes Road Buckhurst Hill Essex IG9 5DZ
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Two storey rear extension (revised application to EPF/3050/16 proposing a smaller 5m depth first floor projection).
DECISION:	Refuse Permission (Householder)

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=592275

REASON FOR REFUSAL

- 1 By reason of its increased depth and width, and position close to the side boundary, the proposed extension will significantly detract from the light and outlook to the neighbouring house at no.94 Princes Road. It would therefore be contrary to policies DBE9 and DBE10 of the adopted Local Plan and Alterations, and contrary to the NPPF.

Report Item No: 4

APPLICATION No:	EPF/0633/17
SITE ADDRESS:	11 Westbury Road Buckhurst Hill Essex IG9 5NW
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Single storey rear extension. Two side dormer windows to facilitate a loft conversion.
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=592477

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Prior to first occupation of the development hereby approved, the proposed window opening in the dormer on the northern roof slope 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.
- 3 Materials to be used for the external finishes of the dormers and of the walls of the extension shall match those of the existing house, 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.
- 5 Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a seating area, roof garden, terrace, patio or similar amenity area.

Report Item No: 5

APPLICATION No:	EPF/0679/17
SITE ADDRESS:	47 Forest View Road Loughton Essex IG10 4DY
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Replace existing two storey single house with pair of integrated three storey semi-detached houses.
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=592577

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: 05, 06, 07, 08A, 09A, 10 and 11A
- 3 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.
- 4 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.
- 5 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.

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) for the front garden areas 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; walls fences and other 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 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 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 wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed at the site. The installed cleaning facilities shall be used to clean vehicles wheels immediately before leaving the site.

10 Prior to first occupation of the development, the vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall not be less than 4.1 metres and shall be provided with an appropriate dropped kerb vehicular crossing of the footway.

- 11 Prior to first occupation of the development the existing vehicular access shall be permanently closed incorporating the reinstatement to full height of the footway and kerbing.
- 12 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 13 No additional windows shall be installed in the side elevations of the buildings hereby permitted (including any at roof level) without prior consent from the local planning authority.
- 14 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 extensions and enlargements of the roof generally permitted by virtue of Classes A and B of Part1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

Report Item No: 6

APPLICATION No:	EPF/0719/17
SITE ADDRESS:	9-11 High Beech Road Loughton Essex IG10 4BN
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Change of use, conversion and enlargement of ground floor and first floor B1 offices to create 6 no. one bed flats and 1 no. two bed flat and 1 no. studio flat with 6 car spaces at the rear to serve the new flats and two existing flats.
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=592642

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 4 approved drawings numbered 911HRL/16/P/001 as revised, /002, /003, and /004.
- 3 The 6 off street car spaces shown on plan no. 911HRL/16/P/002 shall be retained on a permanent basis for the parking of cars associated with the 8 flats hereby approved and the 2 existing flats on the site. They shall not be used in connection with any other use.
- 4 Details of the provision of fixed obscured glazing panels to the existing first floor side facing windows in flat 8 shall be submitted to and approved by the Local Planning Authority before any work commences on site. Once approved these details shall be implemented in full and these fixed obscured glazing panels shall thereafter be retained on a permanent basis.
- 5 The proposed 3 triangular windows in the first floor rear elevation shall be constructed in strict accordance with plan number 911HRL/16/P/004 hereby approved. Thereafter they shall be retained in that form on a permanent basis.

- 6 The proposed landscaping at the front of the block in High Beech Road, and associated enclosure, as shown on the plans hereby approved, particularly on plan number 911HRL/16/P/002, shall be completed within 6 months of occupation of the first of the eight proposed flats.
- 7 Prior to the first occupation of the development the existing dropped kerb crossing on to High Beech Road shall be fully reinstated to include full height kerbing and footway construction.
- 8 Prior to the first occupation of the development the Developer shall be responsible for the provision and implementation - per dwelling - of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator.
- 9 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: 7

APPLICATION No:	EPF/0862/17
SITE ADDRESS:	113 Church Hill Loughton Essex IG10 1QR
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Outline application for residential development with details of access (up to 10 no. units) Resubmission of application EPF/1741/16.
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=593081

CONDITIONS

- 1 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the approval of the last of the reserved matters as defined in condition 2 below, whichever is the later.

- 2
 - a) Details of the reserved matters set out below ("the reserved matters") shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:
 - (i) layout;
 - (ii) scale;
 - (iii) appearance;, and
 - (v) landscaping.

 - b) The reserved matters shall be carried out as approved.

 - c) Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.

- 3 The development hereby permitted will be completed strictly in accordance with the approved drawings no 6009(P) 102 rev A and 6009(p)109 rev B (as it relates to site access):.

- 4 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]

- 5 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]
- 6 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.
- 7 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.
- 8 An assessment of flood risk, focussing on surface water drainage, shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The development shall be

carried out and maintained in accordance with the approved details.

- 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 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.
- 11 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 and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; 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.
- 12 No construction works above ground level shall take place until documentary and photographic details, including samples where required 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.
- 13 Prior to the commencement of the development, details of all walls, fences gates and other means of enclosure, and including where practical retention of existing boundary walls, shall be submitted to and approved by the Local Planning Authority. The works as agreed shall be fully implemented prior to first occupation of the

development. No further gates or means of enclosure shall thereafter be added without prior consent from the Local Planning Authority.

- 14 Prior to the commencement of development, details of all external lighting to be installed on buildings and within the site shall be submitted to and approved by the Local Planning Authority/ The works as agreed shall be fully implemented prior to first occupation of the development.
- 15 Prior to the commencement of development and notwithstanding any details shown on the submitted plans, details of the layout and finishes of the refuse storage facilities shall be submitted to and approved by the Local Planning Authority. The works as agreed shall be completed prior to first occupation of the development and thereafter retained free from obstruction solely for the storage of refuse and recyclable materials and for no other purpose.
- 16 Prior to the commencement of the development, details of the siting and design, including security measures of a cycle store with capacity for a minimum of 10 bicycles shall be submitted to and approved by the Local Planning Authority. The works as agreed shall be fully implemented prior to first occupation of the development and thereafter retained for use by residents of the site.
- 17 All parking spaces and turning areas shall accord with the adopted Essex County Council Revised Parking Standards (2009). Details of measures to secure such compliance shall be submitted to and approved by the Local Planning Authority prior to works to construct any parking area commencing. The works as agreed shall be completed prior to first occupation and thereafter retained for residents parking.
- 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 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed at the site. The installed cleaning facilities shall be used to clean vehicles wheels immediately before leaving the site.
- 20 Prior to first occupation of the development the existing redundant vehicular dropped kerb crossing shall be fully reinstated to full height kerbing and footway.
- 21 Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator.

- 22 There shall be no discharge of surface water onto the Highway.
- 23 Any external amenity area at ground floor shall remain available for use by all residents and shall not be enclosed or sub-divided to limit or prevent access thereto for any resident unless otherwise agreed in writing by the local planning authority.
- 24 No meter boxes, vents, grilles or ducting shall be fixed to the fabric of the building without the prior written approval of the Local Planning Authority.

Report Item No: 8

APPLICATION No:	EPF/0883/17
SITE ADDRESS:	1 & 3 Station Way Buckhurst Hill Essex IG9 6FA
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Proposed retrospective planning application for a pair of semi detached dwellings with rear decking to replace previous planning approval ref PL/EPF/0131/12
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=593175

REASONS FOR REFUSAL

- 1 The proposed screens on No1 and No3 decking areas, due to their position and height, would have an unacceptable adverse impact on the amenities on the occupants of no 72, 74, 76 and 78 Walnut Way as they would be visually intrusive and overbearing. The scheme is therefore contrary to the NPPF and policies DBE 9 & 10 of the adopted Local Plan and alterations.
- 2 The proposed screens on No1 and No3 decking areas, due to their position and height, would have an unacceptable adverse impact on the amenities on the occupants of No 1 and No 3 Station Way as they would be visually intrusive and oppressive to the living conditions of the occupants. The scheme is therefore contrary to the NPPF and policy 10 of the adopted Local Plan and alterations

Way Forward

Members suggested a way forward is to remove the decking and install steps with appropriate screening.

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