

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: District Development Management Committee **Date:** 20 April 2022

Place: Council Chamber - Civic Offices **Time:** 7.00 - 8.30 pm

Members Present: S Jones (Chairman), B Rolfe (Vice-Chairman), R Baldwin, S Heap, S Heather, H Kauffman, P Keska, J Lea, R Morgan, C C Pond, S Rackham, J M Whitehouse and K Williamson

Other Councillors:

Apologies: I Hadley

Officers Present: A Marx (Development Manager Service Manager (Planning)), G Woodhall (Team Manager - Democratic & Electoral Services) and T Carne (Corporate Communications Team Manager)

58. WEBCASTING INTRODUCTION

On behalf of the Chairman, the Team Manager for Democratic & Electoral Services reminded everyone present that the meeting would be broadcast live to the internet and would be capable of repeated viewing, which could infringe their human and data protection rights.

59. ADVICE FOR PUBLIC & SPEAKERS AT PLANNING COMMITTEES

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 Committee in relation to the determination of applications for planning permission. The Committee noted the advice provided for the public and speakers in attendance at meetings of the Council's planning committees.

60. SUBSTITUTE MEMBERS

The Committee was advised that no substitute members had been appointed for the meeting.

61. DECLARATIONS OF INTEREST

The following interests were declared by members of the Committee pursuant to the Council's Code of Member Conduct:

- (a) Councillor S Heather declared a personal interest in item 9 (Planning Application EPF/2713/21 – Land at Former Chimes Garden Centre, Old Nazeing Road, Nazeing) of the agenda for the meeting, by virtue of being a member of the Lee Valley Regional Park Authority. Councillor S Heather had determined that his interest was not pecuniary and indicated that he would

remain in the meeting for the consideration of the application and voting thereon.

62. MINUTES

Cllr H Kauffman and Cllr S Heap felt that the minutes of the meeting held on 26 January 2022 did not reflect the views that they had expressed at the meeting and requested that the webcast of the meeting be checked to verify their accuracy. This was agreed by the Committee.

Resolved:

(1) That the minutes of the meeting of the Committee held on 26 April 2021 be taken as read and signed by the Chairman as a correct record.

63. EPPING FOREST DISTRICT LOCAL PLAN SUBMISSION VERSION - PLANNING POLICY BRIEFING NOTE

The Committee was reminded that a briefing note had been prepared to ensure that a consistent approach was taken to the provision of planning policy advice, following the publication of the Epping Forest District Local Plan Submission Version (LPSV) on 18 December 2017 and the Main Modifications to the LPSV which had been published for consultation on 15 July 2021. Members were advised that the primary purpose of the briefing note was to inform development management activities and to provide assistance for Councillors, Officers, Applicants, Planning Agents and other persons involved in the development management process.

Resolved:

(1) That the Planning Policy Briefing Note for the Epping Forest District Local Plan Submission Version be noted.

64. SITE VISITS

In respect of planning application EPF/0103/22 – Grove Cottages, 64 Ongar Road, Lambourne – Cllr C C Pond stated that additional pictures of the site had been distributed, and therefore there was now a strong case for deferring this application pending a site visit. Cllr J Lea seconded the motion for a site visit.

Resolved:

(1) That planning application EPF/0103/22 – Grove Cottages, 64 Ongar Road, Lambourne – be deferred pending a site visit.

65. PLANNING APPLICATION EPF/2713/21 - LAND AT FORMER CHIMES GARDEN CENTRE, OLD NAZEING ROAD, NAZEING EN10 6RJ

The Service Manager for Development Management, A Marx, presented a report for the Committee to consider the granting of planning permission for the erection of 14 dwellings – 4 flats and 10 houses – with associated parking and private amenity spaces, subject to the completion of a suitable Section 106 Legal Agreement. This application was originally considered at Area Planning Sub-Committee West at its meeting on 16 March 2022 with a recommendation to refuse planning permission. However, the Sub-Committee voted to grant planning permission for the application, subject to the completion of a legal agreement and, as this would represent a

departure from planning policy, the application was referred to this Committee for a final decision.

A Marx stated that the application site related to the southern section of the former Garden Centre and was approximately 1.18 acres. To the south and east of the site was open Green Belt land, and the site itself was wholly within the Metropolitan Green Belt and the Lea Valley Regional Park. The site was accessed from Old Nazeing Road and was within a flood zone 2. The site currently had approval as an area of open managed space from a previously approved planning application for the northern section of the former Garden Centre. The proposed flats and houses would be 2.5 storeys in height, and would be laid out around two private drives off the access road. The design of the development was contemporary and similar in appearance to the dwellings being developed on the northern section of the former Garden Centre.

The Committee noted the summary of representations that had been received in relation to this application, and heard from the Parish Council and the Applicant's Agent before proceeding to debate the application.

A Marx clarified the following points during the discussion:

- it would be conditioned for each dwelling to have a vehicle charging point;
- the site had been previously used as a landfill site for residential waste;
- the land contamination issues were resolved as part of the original planning application for the northern section of the former Garden Centre; and
- the Applicant was citing the affordable housing element and the decontamination necessary as very special circumstances for building on a site within the Metropolitan Green Belt.

Some members of the Committee felt that the original reasons for refusal at the Area Planning Sub-Committee West were valid, and had concerns about the loss of the previously approved open managed space. There were also concerns raised about the amount of affordable housing being offered, and about developing on a former landfill site that was considered unsuitable only six years ago. It was also highlighted that the site had not been identified in the Local Plan for additional housing, and there was no agreed Nazeing Neighbourhood Plan to consider this site against either. Doubt was also cast upon whether the very special circumstances which had been put forward to justify development within the Metropolitan Green Belt were actually very special circumstances.

However, other members of the Committee felt that this application was providing for less houses than previously approved applications on the site which had not been developed, the site itself was very untidy, and numerous businesses had failed on the site. The site had been previously developed and was not open land within the Metropolitan Green Belt. It was highlighted that the Parish Council had no objection to the application provided road warnings were installed for the access road, and that Area Planning Sub-Committee West had voted unanimously to approve the application.

Decision:

(1) That planning application EPF/2713/21 for Land at the former Chimes Garden Centre in Old Nazeing Road, Nazeing be granted planning permission subject to:

(a) the completion of a Section 106 Legal Agreement to secure appropriate financial contributions towards:

(i) the provision of four units of affordable housing within the development site in partnership with an approved provider;

(ii) a late stage affordable housing viability review mechanism;

(iii) contributions to mitigate the development's impact on early years and childcare provision (£15,680), primary education (£45,843) and libraries (£1089.20);

(iv) a contribution to air quality mitigation impacts comprising contribution of £335 per dwelling; and

(v) payment of 5% of the total financial contribution monitoring fee; and

(b) the following planning conditions:

1...The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2...The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans:

Drawing 17171-P-001 - Existing location - Phase 2

Drawing 17171-P-002 Rev A - Proposed site layout

Drawing 17171-P-003 Rev A - Proposed layout

Drawing 17171-P-004 Rev A - Type C house - plots 36, 39, 40, 46 and 47

Drawing 17171-P-005 Rev A - Type D house - plots 35, 37 and 38

Drawing 17171-P-006 Rev A – Type H1 apartments

Drawing 17171-P-007 - Type K house - plots 34 and 35

Flood Risk Assessment and Sustainable Drainage Strategy, MTC, December 2019

Highways Technical Note No 2, SCP, 6 April 2020 (Net Traffic Impact)

Preliminary Ecological Assessment, ASW Ecology, December 2019

Gas Risk Assessment, epg, May 2018

Covering Letter, G & J Geo-Environmental, 15th November 2019

Additional Ground Investigation Works, Interpretative Report, G & J Geo-Environmental, May 2018

Environmental Interpretative Report, G & J Geo-Environmental, September 2017

Ground Investigation Factual Report, G & J Geo-Environmental, September 2017

Remediation Strategy, G & J Geo-Environmental, August 2019

Geotechnical Interpretative Report, Maund Geo-Consulting, 28 July 2017

Arboricultural Report Phase 2, Andrew Day, 12th November 2021, Rev 2.

Planning, Design & Access Statement, pps, September 2021

Addendum to Planning Statement, 1 February 2022
Tree Protection Plan, Andrew Day, 12th November 2021
Tree Protection Plan, Andrew Day, 8th December 2019
Toolkit Viability Assessment, Savills, October 2021.

3...Prior to any above ground works, documentary and photographic details of the type and colours of the external finishes of the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

4...Prior to preliminary ground works taking place, details of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details, and shall be provided on site prior to the first occupation and shall be retained for the lifetime of the development.

5...The development be carried out in accordance with the flood risk assessment (FRA Phase 2, Ref 1333, December 2019) submitted with the application unless otherwise agreed in writing with the Local Planning Authority.

6...Prior to commencement of development, details of flood mitigation measures shall be submitted to and approved by the LPA. These details are to be clearly set out in a statement, alongside a sound Flood Evacuation Plan that includes details of access and egress. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with approved details.

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

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

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

8...If any tree, shrub or hedge shown to be retained in the submitted Arboricultural reports is removed, uprooted or destroyed, dies, or becomes severely damaged or diseased during development activities or within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.

9...Prior to any above ground works, full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) shall be submitted to and approved in writing by the Local Planning Authority. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of the building or completion of the development, whichever is the sooner. 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.

10...Tree protection shall be installed as shown on Andrew Day Arboricultural Consultancy Ltd 'Tree Protection Plan' – revision 1 (dated 12th November 2021) prior to the commencement of development activities (including any demolition). The methodology for

development (including Arboricultural supervision) shall be undertaken in accordance with the submitted Tree Survey/ Arboricultural Method Statement reports.

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...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.

13...Prior to first occupation of the development, measures shall be incorporated within the development to ensure a water efficiency standard of 110 litres (or less) per person per day.

14...Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed and utilised to clean vehicles immediately before leaving the site. Any mud or other material deposited on nearby roads as a result of the development shall be removed.

15...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 garages and car ports 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.

16...No development shall commence until a scheme to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in full prior to the occupation of the development hereby approved.

17...Prior to first occupation of the development hereby approved, 1 Electric Vehicle Charging Point for each dwelling that has a garage or allocated parking space and 1 Electric Vehicle Charging Point for every 10 properties that share unallocated parking shall be installed and retained thereafter for use by the occupants of the site.

18...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; and
- (7) tree protection measures.

19...No deliveries, external running of plant and equipment or demolition and construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours of 07:30 to 18:00 on Monday to Friday and 08:00 to 13:00 on Saturday and not at all on Sundays, Public or Bank Holidays.

20...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, D, E, F of Part1, and Class A and B of Part 2 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

66. PLANNING APPLICATION EPF/0103/22 - GROVE COTTAGES, 64 ONGAR ROAD, LAMBOURNE RM4 1UJ

Application deferred pending a site visit.

67. PLANNING APPLICATION EPF/2211/21 - 100 BROOKER ROAD, WALTHAM ABBEY EN9 1JH

The Service Manager for Development Management, A Marx, presented a report for the resurfacing of the site to be used for parking by Sainsbury's Waltham Point workers on a temporary basis during the construction of a new multi-storey car park; once complete the site would be used for the parking of the HGV trailers. The planning permission would be subject to the completion of a Section 106 Legal Agreement.

A Marx informed the Committee that the application site was located on the Brooker Road industrial estate on the southern edge of Waltham Abbey and just to the north of the M25 motorway. The site is approximately 0.5ha in size and was covered in hardstanding. The site was previously used for the storage of scaffolding, but this use had since ceased and the site was currently vacant. The surrounding area contained a number of industrial style buildings, palisade fencing, significant areas of car parking and had the character and appearance of an industrial estate with a mix of different employment uses.

Planning Officers had concluded that the proposal would facilitate the delivery of up to 350 new employment opportunities on an existing and well-established nearby

distribution centre which was operated by Sainsbury's Supermarkets. The application site had been proposed for allocation in the Local Plan for employment uses and sought to provide temporary parking for existing staff at the nearby distribution centre for approximately 10 months, whilst new parking areas were delivered to facilitate an increase in staff. There are no conflicts with the Development Plan or the Local Plan and as such the proposal was recommended for approval, subject to a legal agreement and conditions.

The Committee noted the summary of representations received in respect of this application and heard from the Applicant's Agent before proceeding to debate the application.

A Marx clarified the following points for the Committee:

- the intended surface of the temporary car park was not known but the site was already fully concreted with a surface drainage plan;
- parking for vehicles at the site would be a sui generis use and any other use in the future would require further planning permission; and
- there were no parking restrictions in force on Brooker Road at the moment and there had been no objections from Essex Highways to the application.

Decision:

(1) That planning application EPF/2211/21 at 100 Brooker Road in Waltham Abbey be granted planning permission, subject to:

(a) the completion of a Section 106 Legal Agreement to achieve the following:

(i) Heavy Goods Vehicles (HGV) associated with the storage of the HGV trailers to be stored on the site must not use any route within 200m of the Epping Forest Special Area of Conservation; and

(ii) upon first operation of the multi storey car park approved under planning reference EPF/2103/21 on the Waltham Point Distribution Centre, the use of 100 Brooker Road for the parking of vehicles shall cease; and

(b) the following planning conditions:

1...The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

2...The development hereby permitted shall be carried out in accordance with the details shown on the approved plans listed below: DR-A-9011 P03 Brooker Rd Location Plan; DR-A-9008 P03 Brooker Rd Existing Site Plan; DR-A-9009 P04 Brooker Rd Temp Proposed Site Plan; and DR-A-9010 P05 Brooker Rd Proposed Site Plan.

3...No development shall take place, including any ground works or demolition until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for the following all clear of the highway:

- Safe access into the site.
- The parking of vehicles and site operatives and visitors.
- Loading and unloading of plant and materials.

- Storage of plant and materials used in constructing the development.
- Wheel washing and underbody washing facilities.

4...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.

5...Prior to preliminary ground works taking place, details of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details, and shall be provided on site prior to the first occupation and shall be retained for the lifetime of the development.

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 commencement of development works. In such instances, 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.

68. PLANNING APPLICATION EPF/2103/21 - WALTHAM POINT, MERIDIAN BUSINESS PARK & SAINSBURYS DISTRIBUTION CENTRE, WALTHAM ABBEY EN9 3BZ

The Service Manager for Development Management, A Marx, presented a report for the erection of a decked car park on the site of the existing staff car park to provide an additional 192 new spaces and the provision of 95 trailer spaces. Planning permission, if granted, would be subject to a Section 106 Legal Agreement.

A Marx reported that the application site was approximately 17.8ha in size. It was located at the southern edge of Waltham Abbey and was bounded by the M25 directly to the north and a residential estate located to the south. The site was currently used by Sainsbury's Supermarkets as a 24 hour, 7 day a week distribution centre and contained a very large and utilitarian looking distribution warehouse as well as a vehicle maintenance unit and a substantial amount of hardstanding which was partly used for the parking of 432 cars and 405 trailers. The nearby junction 26 of the M25 is offered both east and westbound entry onto the motorway. There was some significant existing landscaping on the boundaries of the site which provided robust screening, however the site was significantly visible from the M25 motorway. The site was currently located within the boundaries of the Metropolitan Green Belt but did not have an open character. There were significant numbers of HGV trailers located on the site during the day which gave the site a distinctly commercial character. Furthermore, the site is designated within the emerging Local Plan as an

existing employment site (WAL.E5) and it was also proposed to remove the site from the Green Belt as part of the Green Belt review.

A Marx highlighted changes that had been agreed with the Applicant for planning conditions 6, 11 and 18. The site was already subject to a Section 106 Legal Agreement, which prevented HGV access through the Epping Forest Special Area of Conservation (EF SAC). Initially, it had been proposed that a second Legal Agreement would be necessary to secure further modest financial contributions, however this would now be secured via a Unilateral Undertaking as this would be quicker to complete.

Planning Officers had concluded that the proposed development sought to increase HGV and vehicular parking on a well-established employment site in Waltham Abbey. The new multi storey car park would provide new employment opportunities on the site and contribute significantly to the local economy. The emerging Local Plan sought to intensify existing employment sites, subject to any application complying with the Development Plan as a whole. In this case, there were no conflicts with local or national planning policy and therefore the proposal was recommended for approval.

The Committee noted the summary of representations that had been received in respect of this application and heard from the Applicant's Agent prior to debating the application.

In response to questions from the Committee, A Marx confirmed that:

- Essex Highways had no objections to the application, and Waltham Abbey Town Council had commented on the application prior to the receipt of the comments from Wessex Highways;
- the planned development had been run through the model for the EF SAC and was found to be acceptable.
- there was no direct pedestrian access from Brooker Road to Waltham Point.

The Committee noted that the original planning application for the site when it was first developed 21 years ago included an obligation to provide a bus service, but this was stopped after a short period of operation as it was not catering for very many passengers. Some members highlighted that this application would lead to more cars in the Waltham Abbey area, which would have a detrimental effect on air quality, and that the site was only 200m from the EF SAC. A local member for Waltham Abbey commented that the distribution centre had not caused too many problems in the area up to now, and this application would generate new jobs for the area.

Decision:

(1) That planning application EPF/2103/21 at Waltham Point (Meridian Business Park & Sainsbury's Distribution Centre) in Waltham Abbey be granted planning permission, subject to:

(a) the completion of an Unilateral Undertaking to secure further modest contributions; and

(b) the following planning conditions:

1...The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

2...The development hereby permitted shall be carried out in accordance with the details shown on the approved plans listed below: DR-A-9001 P04 - Location Plan; DR-A-9002 P04 Existing Site Plan; DR-A-9003 P04 Proposed Site Plan; DR-A-9004 P03 Existing Car Park Plan; DR-A-9005 P04 Proposed Car Park Plans; DR-A-9006 P06 Proposed Elevations; DR-A-9007 P03 Proposed Site Sections; DR-A-9007 P03 Proposed Site Sections; DR-A-9012 P02 Proposed Plan-Eastern Perimeter; J210589-GC-A-DR-3-001-Tree Survey Plan - Sheet 1; J210589-GC-A-DR-3-002-Tree Survey Plan - Sheet 2; J210589-GC-A-DR-3-003-Tree Constraints - Protection Plan - Sheet 1; and J210589-GC-A-DR-3-004-Tree Constraints - Protection Plan - Sheet 2.

3...Prior to the commencement of any above ground works, samples of the materials to be used in the construction of the external surfaces of the development hereby permitted, including any external cladding and internal cladding that is decorative and visible externally, decorative fascia or panels, balustrades and glazing shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

4...The development shall be carried out strictly in accordance with the flood risk assessment (143672, D.I.D.143672.02, July 2021) submitted with the application unless otherwise agreed in writing by the Local Planning Authority.

5...The development shall be carried out strictly in accordance with the submitted Drainage Strategy. The development shall be implemented in accordance with the approved details, and shall be provided on site prior to the first occupation and shall be retained for the lifetime of the development.

6...Prior to occupation of any part of development hereby permitted, an Operational Management Plan will be submitted to and agreed in writing by the Local Planning Authority, in consultation with National Highways. The Operational Management Plan will include but not be limited to the following:

- Details of HGV routing;
- Measures to manage HGV movements during peak periods (Monday-Friday AM Peak (0800-0900) and PM Peak (1630-1800));
- Details of staff shift changes which seek to minimise the effect during peak operational periods of the surrounding highway network;
- Signage Strategy;
- Car Park Management Plan; and
- Framework Travel Plan for staff on site.

7...The Development hereby approved shall not commence until a Construction Environmental Management Plan has been submitted to and approved in writing by the Local Planning Authority, in consultation with National Highways. This shall include but not be limited to:

- information relating to the temporary facilities being made available for staff and commercial vehicles during the construction phase
- Measures to ensure that vehicles leaving the site do not deposit mud or other detritus on SRN
- The hours that delivery vehicles will be permitted to arrive and depart, and
- The measures set out in the approved Plan shall be carried out and complied with in full during the construction of the development hereby approved.

8...No development shall take place, including any ground works or demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for the following all clear of the highway:

- Safe access into the site
- The parking of vehicles of site operatives and visitors
- Loading and unloading of plant and materials
- Storage of plant and materials used in constructing the development, and
- Wheel and underbody washing facilities

9...A Workplace Travel Plan is to be submitted to and approved in writing by the Local Planning Authority (in consultation with Essex County Council) prior to the occupation of the development, which shall include the following details:

- travel plan co-ordinator;
- travel surveys;
- measures to be taken to encourage walking, cycling, use of public transport and reduce car travel by staff;
- monitoring and review in collaboration with ECC;
- programme for implementation.

10...Prior to the first occupation of the development, a Car Park Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be adhered to throughout the life of the development.

11...Soft landscaping shall be implemented as shown on Ground Control 'soft landscape proposals plan' drawing number J210583-GC-L-DR-3-006 rev A dated July 2021; and the accompanying planting schedule. The works shall be carried out prior to the occupation of the building or completion of the development. 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.

12...Prior to demolition works commencing a Demolition Management Statement shall be submitted to and approved in writing by the Local Planning Authority for a management scheme whose purpose shall be to control and minimise emissions of pollutants from and attributable to the demolition of the development. This should include a risk

assessment and a method statement in accordance with relevant guidance such as IAQM assessment of dust from demolition and construction guidance and the control of dust and emissions from construction and demolition best practice guidance published by the Greater London Authority. The scheme shall set out the secure measures, which can, and will, be put in place.

13...Prior to construction works commencing a Construction Management Statement shall be submitted to and approved in writing by the Local Planning Authority for a management scheme whose purpose shall be to control and minimise emissions of pollutants from and attributable to the construction of the development. This should include a risk assessment and a method statement in accordance with relevant guidance such as IAQM assessment of dust from demolition and construction guidance and the control of dust and emissions from construction and demolition best practice guidance published by the Greater London Authority. The scheme shall set out the secure measures, which can, and will, be put in place.

The submitted method statement shall include details of:

- Site hoarding
- Wheel washing
- Dust suppression methods and kit to be used
- Bonfire policy
- Confirmation that all Non Road Mobile Machinery (NRMM) comply with the Non
- Road Mobile Machinery (Emissions of Gaseous and Particulate Pollutants) Regulations
- 1999
- Confirmation if a mobile crusher will be used on site and if so, a copy of the permit and
- indented dates of operation
- Site plan identifying location of:
- site entrance and exit
- wheel washing
- hard standing
- hoarding (distinguishing between solid hoarding and other barriers such as heras and
- monarflex sheeting)
- stock piles
- dust suppression
- location of water supplies and
- location of nearest neighbouring receptors
- Copy of an asbestos survey

The details and measures contained in the approved demolition and construction management statements must be fully implemented to the Council satisfaction.

14...No work on any phase of the development (with the exception of demolition works where this is for the reason of making areas of the site available for site investigation), shall commence until an assessment of the risks posed by any contamination within that phase shall have been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of Potentially Contaminated Sites – Code of Practice and the Environment Agency's Guidelines for the

Land Contamination: Risk Management (LCRM 2020) (or equivalent if replaced), and shall assess any contamination on the site, whether or not it originates on the site. The development shall only be carried out in accordance with the approved details unless the Local Planning Authority gives its written consent to any variation. The assessment shall include:

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

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

15...The development hereby approved shall be carried out in accordance with the Ecological Impact Assessment and deliver the mitigation measures therein to ensure a biodiversity net gain.

16...The Multi Storey Car Park hereby approved shall provide active EV charging points at a minimum of 15% of all parking spaces and they shall be permanently retained thereafter.

17...Prior to the occupation, a Car Park Management Plan shall be submitted to and approved in writing by the Local Planning Authority which identifies how the car park will be managed to ensure exclusive use of EV parking bays by EVs, with appropriate monitoring procedures to ensure effective monitoring and compliance.

18...Prior to first occupation of the Multi Storey Car Park hereby approved a staff and visitor travel plan shall be submitted to and approved in writing by the Local Planning Authority. The travel plan will identify:

- Measures to inform and encourage access by means other than the private car and/or by vehicles that are ultra-low emitting/EV;
- Appropriate Travel Plan mechanisms for monitoring to be submitted to the Local Planning Authority.

69. ANY OTHER BUSINESS

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

70. EXCLUSION OF PUBLIC AND PRESS

The Committee noted that there was no business which necessitated the exclusion of the public and press from the meeting.

CHAIRMAN