

## **EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

<b>Committee:</b>	Area Planning Sub-Committee South	<b>Date:</b>	Wednesday, 31 August 2022
<b>Place:</b>	Council Chamber - Civic Offices	<b>Time:</b>	7.00 - 9.05 pm
<b>Members Present:</b>	Councillors K Williamson (Chairman), S Patel, I Allgood, R Baldwin, P Bhanot, R Brookes, S Heap, R Jennings, J Jennings, J Jogia, A Lion, L Mead, S Murray, M Owen, A Patel, Caroline Pond, C C Pond, K Rizvi, D Sunger and D Wixley		
<b>Members Present (Virtually):</b>	None		
<b>Apologies:</b>	D Barlow, E Gabbett, H Kauffman, C Nweke and S Rackham		
<b>Officers Present:</b>	J Rogers (Principal Planning Officer), J Leither (Democratic Services Officer) and S Mitchell (PR Website Editor)		
<b>Officers Present (Virtually):</b>	A Hendry (Democratic Services Officer)		

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### **42. 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 Chairman announced that he would be a voting Chairman at this meeting.

### **43. DECLARATIONS OF INTEREST**

a) Pursuant to the Council's Members' Code of Conduct, Councillor D Sunger declared a non-pecuniary interest in the following item of the agenda by virtue of previously being a Member of the Cabinet and visiting the Centre in his capacity as a Cabinet Member. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0540/22 – Grange Farm Centre, High Road, Chigwell IG7 6DP

b) Pursuant to the Council's Members' Code of Conduct, Councillor M Owen declared a non-pecuniary interest in the following item of the agenda by virtue of knowing the applicant. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0519/22 – 42 Church Hill, Loughton IG10 1LA

c) Pursuant to the Council's Members' Code of Conduct, Councillor M Owen declared a non-pecuniary interest in the following item of the agenda by virtue

of his son playing football for the Colebrook Royals Football Club. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0540/22 – Grange Farm Centre, High Road, Chigwell IG7 6DP
- d) Pursuant to the Council's Members' Code of Conduct, Councillor S Murray declared a non-pecuniary interest in the following item of the agenda by virtue of knowing the speaker Peter Minoletti and he also worked closely with the applicant Robert Draper on the Roding Valley Nature Reserve Committee. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:
- EPF/0540/22 – Grange Farm Centre, High Road, Chigwell IG7 6DP
- e) Pursuant to the Council's Members' Code of Conduct, Councillor K Rizvi declared a non-pecuniary interest in the following item of the agenda by virtue of being the Ward Councillor who had called-in this application. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:
- EPF/0540/22 – Grange Farm Centre, High Road, Chigwell IG7 6DP
- f) Pursuant to the Council's Members' Code of Conduct, Councillor A Lion declared a non-pecuniary interest in the following item of the agenda by virtue of knowing the resident that lived at the bottom of the Garden in Oak Lodge Avenue. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:
- EPF/2954/22 – 1 Grange Crescent, Chigwell IG7 5JB
- g) Pursuant to the Council's Members' Code of Conduct, Councillor A Lion declared a non-pecuniary interest in the following item of the agenda by virtue of being a Member of the Cabinet and visiting the Centre in his capacity as a Cabinet Member. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:
- EPF/0540/22 – Grange Farm Centre, High Road, Chigwell IG7 6DP
- h) Pursuant to the Council's Members' Code of Conduct, Councillor A Patel declared a non-pecuniary interest in the following item of the agenda by virtue of being a Member of the Cabinet and visiting the Centre in his capacity as a Cabinet Member. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:
- EPF/0540/22 – Grange Farm Centre, High Road, Chigwell IG7 6DP

#### 44. MINUTES

Councillor C C Pond drew members attention to the decision of EPF/2472/20 – 91 Queens Road, Buckhurst Hill IG9 5BW (Minute no 35) that had been recorded as "Deferred". However, at the meeting a motion was moved to refuse the application, which was agreed by the Committee and then by a minority reference was Deferred to DDMC. Therefore, the decision should read as, "Refused", which was agreed.

**RESOLVED:**

That the minutes of the Sub-Committee held on 3 August 2022 be taken as read and signed by the Chairman as a correct record.

**45. ANY OTHER BUSINESS**

Councillor A Patel referred to the last meeting of the Sub-Committee on 3 August 2022, Minute Item 35 on page 17 of the agenda, EPF/2472/20, 91 Queens Road, Buckhurst Hill IG9 5BW. He stated that he was one of the four members to stand up to defer that item to DDMC and asked the Planning Officer if any subsequent conversations, to his knowledge, taken place between the Council's Conservation Officer or whether the Council had sought any advice based on any persons who have cited objections to the application.

He advised that the reason behind referring this application to DDMC was to give Officers more time to seek advice so that the application may be determined at DDMC.

The Principal Planning Officer, James Rogers stated as far as he was aware there had been no further discussions, but he would raise this with the Conservation Officer and the Case Officer involved to get more clarity and report back to Councillor A Patel.

Councillor C C Pond advised that there had been further discussions between himself and the experts whose opinion against it was recorded at the previous meeting held on the 3 August 2022.

**46. EPPING FOREST DISTRICT COUNCIL PLANNING POLICY BRIEFING NOTE (OCTOBER 2021)**

It was noted that the Epping Forest District Council Planning Policy Briefing note was available at:

<https://www.eppingforestdc.gov.uk/wp-content/uploads/2021/10/Planning-Policy-Briefing-Note-06-October-2021-accessible.pdf>

**47. SITE VISITS**

The following two site visits were agreed by the Sub-Committee.

Councillor J Jogia proposed a site visit for agenda item EPF/0885/22, 51 Algiers Road, Loughton IG10 4NF, which was seconded by Councillor C C Pond, therefore this item was deferred to the next meeting.

Councillor A Lion proposed a site visit for agenda item EPF/2954/21, 1 Grange Crescent, Chigwell IG7 5JB, which was seconded by Councillor D Sunger, therefore this item was deferred to the next meeting.

**48. PLANNING APPLICATION - EPF/2954/21 - 1 GRANGE CRESCENT CHIGWELL**

**Application Ref:** EPF/2954/21  
**Application Type:** Householder planning permission

**Case Officer:** Muhammad Rahman  
**Site Address:** 1 Grange Crescent

Chigwell  
IG7 5JB

**Proposal:** Application for Variation of Condition 2 for EPF/2061/20. (Double side, double rear extension with alteration to the roof).

**Ward:** Grange Hill

**Parish:** Chigwell

**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000NxIY>

**Decision:** Deferred

**DEFERRED – FOR SITE VISIT.**

**49. PLANNING APPLICATION - EPF/0414/22 - 17 LODGE CLOSE, CHIGWELL**

**Application Ref:** EPF/0414/22  
**Application Type:** Householder planning permission

**Case Officer:** Rhian Thorley  
**Site Address:** 17 Lodge Close  
Chigwell  
Essex  
IG7 6JL

**Proposal:** Two floor side and ground floor rear, part first floor rear extension.  
**Ward:** Chigwell Row  
**Parish:** Chigwell  
**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000NyTj>

**Decision:** Refused

**Reason:**

- 1 By reason of their excessive scale, bulk and massing, the proposed extensions will be an overdevelopment of the site and thereby appear out of character with the street scene. The proposal is therefore contrary to policy DBE10 of the Adopted Local Plan and Alterations (2006), with policy DM9 of the Epping Forest District Local Plan (Submission Version) 2017 and with the design requirements of the NPPF.

**Informatives: (2)**

2. The Local Planning Authority has identified matters of concern within the officer's report and clearly set out the reason(s) for refusal within the decision notice. The Local Planning Authority is willing to provide post-application advice in respect of any future application for a revised development.
3. This decision is made with reference to the following plans: LOCATION PLAN; PROPOSED BLOCK PLAN; PROPOSED PLANS & ELEVATIONS; EXISTING PLANS & ELEVATIONS; EXISTING & PROPOSED STREET VIEW.

**50. PLANNING APPLICATION - EPF/0483/22 - 8 STANMORE WAY, LOUGHTON**

**Application Ref:** EPF/0483/22  
**Application Type:** Full planning permission

**Case Officer:** Muhammad Rahman  
**Site Address:** 8 Stanmore Way  
Loughton  
Essex  
IG10 2SA  
**Proposal:** The replacement of an existing house.  
**Ward:** Loughton St. John's  
**Parish:** Loughton  
**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000NyTP>  
**Decision:** Approve with Conditions

**Conditions:** (19)

- 1 The development hereby permitted shall begin not later than three years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans: 378-EX-01 Rev B, 378-EX-02 Rev B, 378-EX-03 Rev B, 378-PL-10 Rev A, 378-PL-11 Rev A, 378-PL-12 Rev A, 378-PL-13 Rev A, 378-PL-14 Rev A, and 378-PL-15 Rev A.

Reason: For the avoidance of doubt and to ensure the proposal is built in accordance with the approved plans.

- 3 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.

Reason: To ensure satisfactory provision and disposal of surface water in the interests of Land Drainage, in accordance with policy RP3 of the adopted Local Plan and Alterations 1998 & 2006, policies DM16 and DM18 of the Local Plan Submission Version 2017, and the NPPF.

- 4 Tree protection shall be installed as shown on Moore Partners Ltd 'Tree Constraints and Protection Plan', drawing number 'CA\STAN\01' (dated 12th February 2020) 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.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, and to enable full and proper consideration be given to the impact of the proposed development on existing trees / hedges, so as to

safeguard and enhance the visual amenities of the area and to ensure a satisfactory appearance to the development in accordance with policy LL10 of the adopted Local Plan and Alterations 1998 & 2006, policies DM3 and DM5 of the Local Plan Submission Version 2017, and the NPPF.

- 5 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.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 so as to ensure that the details of the development of the landscaping are complementary, and to ensure a satisfactory appearance to the development, in accordance with policies CP2 and LL11 of the adopted Local Plan and Alterations 1998 & 2006, policies DM3 and DM5 of the Local Plan Submission Version 2017, and the NPPF.

- 6 Prior to any above groundworks, a strategy to facilitate super-fast broadband for future occupants of the site shall have been submitted to and approved in writing by the Local Planning Authority (LPA). The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway, unless evidence is put forward and agreed in writing by the LPA that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure. The development of the site shall be carried out in accordance with the approved strategy.

Reason: To ensure the development contributes to supporting improved digital connectivity throughout the District and supports the wider aims and objectives for reducing car-led air pollution, improving the health and wellbeing of residents and visitors including the EFSAC, in accordance with policy CP1 of the adopted Local Plan 1998 & 2006, Policies D5, DM2, DM9, DM10 & DM22 of the Local Plan Submission Version 2017, and the NPPF.

- 7 Prior to first occupation of the development hereby approved, 1 Electric Vehicle Charging Point shall be installed and retained thereafter for use by the occupants of the site.
- Reason: To help support improvements to air quality in accordance with policies T1 and DM22 of the Local Plan Submission Version 2017, and the NPPF.
- 8 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.
- Reason: The District is classed as being in an area of severe water stress and the reduction of water use is therefore required in the interests of sustainability and in accordance with policy CP2 of the adopted Local Plan and Alterations 1998 & 2006, policy DM19 of the Local Plan Submission Version 2017, and the NPPF.
- 9 Prior to first occupation of the building/extension hereby permitted the window(s) in the flank elevation(s) at first floor level and above & the window on the rear elevation serving the master bedroom dressing area, shall have been fitted with obscure glass with a minimum privacy level 3 obscurity, and no part of that/those window[s] that is less than 1.7 metres above the internal floor level of the room in which it is installed shall be capable of being opened. Once installed the obscure glass shall be retained thereafter.
- Reason: To prevent overlooking and loss of privacy to the occupants of neighbouring properties, in accordance with policy DBE9 of the adopted Local Plan and Alterations 1998 & 2006, policy DM 9 of the Local Plan Submission Version 2017, and the NPPF.
- 10 The development shall be carried out in accordance with the Recommendations & Enhancements as set out in the Preliminary Ecological Appraisal by agb Environmental Ltd (dated 2 March 2020) and completed prior to first occupation of the development and so retained.
- Reason: To maintain and improve the biodiversity of the site and to mitigate any impact from the development hereby approved, in accordance with policy DM1 of the Local Plan Submission Version 2017, and the NPPF.
- 11 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those specified in the submitted application form & design & access Statement.
- Reason: To ensure a satisfactory appearance in the interests of visual amenity of the area, in accordance with policy DBE1 of the adopted Local Plan 1998 & 2006, and Policy DM9 of the Local Plan Submission Version 2017, and the NPPF.
- 12 Access to the flat (green) 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.

Reason: To safeguard the privacy of adjacent properties, in accordance with policy DBE9 of the adopted Local Plan and Alterations 1998 & 2006, policy DM9 of the Local Plan Submission Version 2017, and the NPPF.

- 13 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.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 as well as to safeguard the amenity of the existing trees, shrubs or hedges and to ensure a satisfactory appearance to the development, in accordance with policies LL10 and LL11 of the adopted Local Plan and Alterations 1998 & 2006, and policies DM3 and DM5 of the Local Plan Submission Version 2017, and the NPPF.

- 14 The proposed dwelling hereby permitted shall be built in accordance with Part M4 (2) of the Building Regulations.

Reason To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households in accordance with Policy H1 of the Local Plan Submission Version 2017, and the NPPF.

- 15 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.

Reason: To ensure that the proposed construction work does not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours and in accordance with policies RP5A and DBE9 of the adopted Local Plan 1998 & 2006, and policies DM9 and DM 21 of the Local Plan Submission Version 2017, and the NPPF.

- 16 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 and an assessment of the risks posed by any contamination, carried out in accordance with British Standard BS 10175:



Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced) shall be undertaken. If any contamination is found then the site shall be remediated. The remediation scheme shall be sufficiently detailed and thorough to ensure that upon completion the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use.

Reason: It is the responsibility of the developer to ensure the safe development of the site and to carry out any appropriate land contamination investigation and remediation works. The condition is to ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy RP4 of the adopted Local Plan and Alterations, and policy DM21 of the Local Plan Submission Version 2017, and the NPPF.

- 17 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.

Reason: To avoid the deposit of material on the public highway in the interests of highway safety, in accordance with policy ST4 of the adopted Local Plan and Alterations 1998 & 2006, policy T1 of the Local Plan Submission Version 2017, and the NPPF.

- 18 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any other order revoking and re-enacting that order) no development permitted by virtue of Classes A, AA & B of Part 1 to schedule 2 shall be undertaken, without the prior written agreement of the Local Planning Authority.

Reason: The ensure further consideration is given with regards to the effect on the character and appearance of the area and living conditions on adjoining properties, in accordance with policies CP2, CP7, DBE9 & DBE10 of the adopted Local Plan 1998 & 2006, Policy DM9 of the Local Plan Submission Version 2017, and the NPPF.

- 19 Prior to first occupation of the development hereby permitted a plan indicating the position, design, materials and type of boundary treatment to be erected, shall have been submitted to and approved by the Local Planning Authority. The approved boundary treatment shall be implemented prior to the occupation of the development and thereafter permanently retained.

Reason: To ensure a satisfactory appearance of the development, in accordance with Policy DBE1 of the adopted Local Plan and Alterations 1998 & 2006, Policy DM9 of the Local Plan Submission Version 2017, and the NPPF.

**Informatives: (1)**

- 20 The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

**51. PLANNING APPLICATION - EPF/0519/22 - 42 CHURCH HILL, LOUGHTON**

**Application Ref:** EPF/0519/22

**Application Type:** Full planning permission

**Case Officer:** Kie Farrell

**Site Address:** 42 Church Hill  
Loughton  
IG10 1LA

**Proposal:** Demolition of existing single storey lean-to and erection of a single storey side & rear extension.

**Ward:** Loughton St. John's

**Parish:** Loughton

**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000Nylf>

**Decision:** Approved with Conditions

**Conditions: (5)**

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

Reason:- To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

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

Drawing No. ksd/21/57/01 - Existing Site and Location Plan

Drawing No. ksd/21/57/02 Rev A - Proposed Site Plan

Drawing No. ksd/21/57/03 Rev A - Existing and Proposed Ground Floor Plans

Drawing No. ksd/21/57/04 Rev B - Existing and Proposed Roof Plans

Drawing No. ksd/21/57/05 - Existing and Proposed Rear Elevation

Drawing No. ksd/21/57/06 Rev B - Existing and Proposed Side Elevations (as viewed from No. 44)

Drawing No. ksd/21/57/07 Rev B - Existing and Proposed Side Elevations (as viewed from No. 40)

Drawing No. ksd/21/57/08 Rev A - Existing and Proposed Sections.

Reason: For the avoidance of doubt and to ensure the proposal is built in accordance with the approved plans.

The materials to be used in the construction of the external surfaces of the

- 3 development hereby permitted, including specifications for proposed new windows and doors shall match those of the existing building [or those specified on the approved plans, or those specified in the submitted application form].

Reason: To ensure a satisfactory appearance in the interests of visual amenity of the area, in accordance with policy DBE10 of the adopted Local Plan 1998 & 2006, and Policy DM9 of the Local Plan Submission Version 2017, and the NPPF 2021.

- 4 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.

Reason: To safeguard the privacy of adjacent properties, in accordance with policy DBE9 of the adopted Local Plan and Alterations 1998 & 2006, policy DM9 of the Local Plan Submission Version 2017, and the NPPF 2021.

- 5 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.

Reason: To ensure that the proposed construction work does not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours and in accordance with policies RP5A and DBE9 of the adopted Local Plan 1998 & 2006, and policies DM9 and DM 21 of the Local Plan Submission Version 2017, and the NPPF.

**Informative: (1)**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

**52. PLANNING APPLICATION - EPF/0540/22 - GRANGE FARM CENTRE, HIGH ROAD, CHIGWELL**

**Application Ref:** EPF/0540/22  
**Application Type:** Full planning permission

**Case Officer:** Ian Ansell  
**Site Address:** Grange Farm Centre  
 High Road  
 Chigwell  
 IG7 6DP

**Proposal:** Proposed demolition of a silo, concrete hardstandings & existing fence. Erection of a detached two storey, x3 no. bedroom dormer cottage for occupation of site manager. Erection of replacement

fencing, provision of parking spaces & driveway (Ref: EPF/2414/20).  
**Ward:** Chigwell Village  
**Parish:** Chigwell  
**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000Nylz>  
**Decision:** Approved with conditions

**Conditions: (19)**

- 1 The development hereby permitted shall begin not later than three years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended)..

- 2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans: 2021-536-001, 002 and 010

Reason: For the avoidance of doubt and to ensure the proposal is built in accordance with the approved plans.

- 3 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.

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.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy RP4 of the adopted Local Plan 1998 & 2006, and policy DM21 of the Local Plan Submission Version 2017, and the NPPF.

- 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.

Reason: To ensure satisfactory provision and disposal of surface water in the interests of Land Drainage, in accordance with policy RP3 of the adopted Local Plan and Alterations 1998 & 2006, policies DM16 and DM18 of the Local Plan Submission Version 2017, and the NPPF.

- 5 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.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, and to enable full and proper consideration be given to the impact of the proposed development on existing trees / hedges, so as to safeguard and enhance the visual amenities of the area and to ensure a satisfactory appearance to the development in accordance with policy LL10 of the adopted Local Plan and Alterations 1998 & 2006, policies DM3 and DM5 of the Local Plan Submission Version 2017, and the NPPF.

- 6 Prior to any above groundworks, a strategy to facilitate super-fast broadband for future occupants of the site shall have been submitted to and approved in writing by the Local Planning Authority (LPA). The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway, unless evidence is put forward and agreed in writing by the LPA that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure. The development of the site shall be carried out in accordance with the approved strategy.

Reason: To ensure the development contributes to supporting improved digital connectivity throughout the District and supports the wider aims and objectives for reducing car-led air pollution, improving the health and wellbeing of residents and visitors including the EFSAC, in accordance with policy CP1 of the adopted Local Plan 1998 & 2006, Policies D5, DM2, DM9, DM10 & DM22 of the Local Plan Submission Version 2017, and the NPPF.

- 7 Prior to any above ground works, documentary and photographic details of the type and colours of the external finishes of the development have been submitted

to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance in the interests of visual amenity, in accordance with policy DBE1 and DBE4 of the adopted Local Plan and Alterations 1998 & 2006, policy DM9 of the Local Plan Submission Version 2017, and the NPPF.

- 8 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.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 so as to ensure that the details of the development of the landscaping are complementary, and to ensure a satisfactory appearance to the development, in accordance with policies CP2 and LL11 of the adopted Local Plan and Alterations 1998 & 2006, policies DM3 and DM5 of the Local Plan Submission Version 2017, and the NPPF.

- 9 Prior to first occupation of the development, a scheme to enhance the ecological value of the site based on the Preliminary Ecological Assessment by Susan Deakin Ecology dated January 2022 accompanying the application shall be submitted to and agreed in writing by the Local Planning Authority. The ecological value shall be quantified using the Biodiversity Impact Assessment Calculator (BIAC) where appropriate. The scheme shall be implemented in full prior to the occupation of the development hereby approved.

Reason: To maintain and improve the biodiversity of the site and to mitigate any impact from the development hereby approved, in accordance with policy DM1 of the Local Plan Submission Version 2017, and the NPPF.

- 10 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.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 as well as to safeguard the amenity of the existing trees, shrubs or hedges and to ensure a satisfactory appearance to the development, in accordance with policies LL10 and LL11 of the adopted Local Plan and Alterations 1998 & 2006, and policies DM3 and DM5 of the Local Plan Submission Version 2017, and the NPPF.

- 11 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.

Reason: To ensure that the proposed construction work does not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours and in accordance with policies RP5A and DBE9 of the adopted Local Plan 1998 & 2006, and policies DM9 and DM 21 of the Local Plan Submission Version 2017, and the NPPF.

- 12 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.

Reason: To avoid the deposit of material on the public highway in the interests of highway safety, in accordance with policy ST4 of the adopted Local Plan and Alterations 1998 & 2006, policy T1 of the Local Plan Submission Version 2017, and the NPPF.

- 13 All material excavated from the below ground works hereby approved shall be removed from the site.

Reason: In order to ensure that levels are not altered across the site as a result of deposited materials, in the interests of amenity, in accordance with Policies CP2, DBE1 and DBE9 of the adopted Local Plan 1998 & 2006, Policies DM9 & DM21 of the Local Plan Submission Version 2017, and the NPPF.

- 14 Prior to first occupation of the development hereby approved, 1 Electric Vehicle Charging Point shall be installed and retained thereafter for use by the occupants of the site.

Reason: To help support improvements to air quality in accordance with policies T1 and DM22 of the Local Plan Submission Version 2017, and the NPPF.

- 15 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.

Reason: The District is classed as being in an area of severe water stress and the reduction of water use is therefore required in the interests of sustainability and in accordance with policy CP2 of the adopted Local Plan and Alterations 1998 & 2006, policy DM19 of the Local Plan Submission Version 2017, and the NPPF.

- 16 Prior to first occupation of the building hereby permitted the window in the east facing flank elevation at first floor level shall have been fitted with obscure glass with a minimum privacy level 3 obscurity, and no part of that window that is less

than 1.7 metres above the internal floor level of the room in which it is installed shall be capable of being opened. Once installed the obscure glass shall be retained thereafter, and no additional windows shall thereafter be installed at first floor and above in the east elevation.

Reason: To prevent overlooking and loss of privacy to the occupants of neighbouring properties, in accordance with policy DBE9 of the adopted Local Plan and Alterations 1998 & 2006, policy DM 9 of the Local Plan Submission Version 2017, and the NPPF.

- 17 The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed by the Grange Farm Centre and to any resident dependants.

Reason: The site is within the Green Belt and the occupation of the dwelling is accordingly restricted in order to ensure its continued use for a purpose appropriate to the Green Belt and to safeguard the integrity of Green Belt policy, in accordance with policies GB2A and GB17A of the adopted Local Plan 1998 & 2006, Policy E3 of the Local Plan Submission Version 2017, and the NPPF.

- 18 No increase in the domestic curtilage shown on drawing number 2021-536-002 hereby approved shall take place without prior consent from the local planning authority through an appropriate planning application.

Reason: To ensure the appearance and setting of the site within the local landscape and the Green Belt remains appropriate to the location, in accordance with policies GB2A, GB7A, DBE2, DBE9 and LL10 of the adopted Local Plan and Alterations, policies DM£, DM4. DM9 and DM10 of the Local Plan Submission Version 2017, and the NPPF 2021.

- 19 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any other order revoking and re-enacting that order) no development permitted by virtue of Classes A, B, C, E and F (other than in the case of Class E a single building not exceeding 10 sq.m in area) of Part 1, and Class A of Part 2 to schedule 2 shall be undertaken, without the prior written agreement of the Local Planning Authority.

Reason: The ensure further consideration is given with regards to the effect on the character and appearance of the area, and on the Green Belt , in accordance with policies GB2A, DBE2 and DBE9 of the adopted Local Plan 1998 & 2006, policies DM4 and DM9 of the Local Plan Submission Version 2017, and the NPPF.

**Informatives: (2)**

- 20 The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

- 21 This permission is also subject to conditions and/or covenants of an accompanying Section 106 Agreement.

**Note on committee reversal: Planning Officers had recommended to the**



Committee that planning permission should be refused since the proposal is inappropriate development in the Green Belt and Officers had advised that in their professional opinion Very Special Circumstances had not been demonstrated by the applicant to clearly outweigh the harm caused. After much discussion and debate, Members of the Committee resolved that in their role as the decision maker, based on the merits of the application they considered that Very Special Circumstances had been suitably demonstrated to clearly outweigh the harm to the Green Belt. This does not represent a significant departure from planning policy, Members are entitled to take a different view to their Officers based on the individual merits of the application.

### 53. PLANNING APPLICATION - EPF/0627/22 - 46 PYRLES LANE, LOUGHTON

**Application Ref:** EPF/0627/22  
**Application Type:** Change of use

**Case Officer:** Muhammad Rahman  
**Site Address:** 46 Pyrles Lane  
 Loughton  
 Essex  
 IG10 2NN

**Proposal:** Change of use from vacant shop (Class E) to takeaway (Sui Generis) with installation of an extractor flue to the rear and new shopfront.

**Ward:** Loughton Fairmead  
**Parish:** Loughton

**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000Nyn8>

**Decision:** Approve with Conditions

**Conditions:** (9)

- 1 The development hereby permitted shall begin not later than three years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans: Location Plan, PL-0203-EBP, PL-0203-PBP, PL-0405-EPFP, PL-0405-EPES, and PL-0803-EPES.

Reason: For the avoidance of doubt and to ensure the proposal is built in accordance with the approved plans.

- 3 Prior to first use of the development hereby permitted, details of foul drainage for the kitchen shall be submitted to and approved by the Local Authority, in writing. Drains serving the kitchens in the development shall be fitted with a grease separator, as detailed in the Building Regulations 2000, Approved Document H (Drainage and waste disposal), to comply with prEN 1825-1 and designed in accordance with prEN 1825-2 (Installations for separation of grease) or other effective means of grease removal. The approved drainage shall be retained and

maintained while the site is in use.

Reason: To protect the environment, human health, surface and groundwater in accordance with policies RP5A & DBE9 of the adopted Local Plan 1998 & 2006, policies DM9 & DM21 of the Local Plan Submission Version 2017, and the NPPF.

- 4 The extract, ventilation and odour details hereby approved, shall be installed before the use hereby permitted commences and so retained. The equipment shall thereafter be maintained in accordance with the manufacturer's instructions for the lifetime of the development and operated at all times when cooking is being carried out.

Reason: To safeguard the amenity of adjoining properties and to protect the general environment from the impact of cooking smells, odours and noise in accordance with policies CP7, DBE9 & RP5A of the adopted Local Plan 1998 & 2006, policies DM9 & DM21 of the Local Plan Submission Version 2017, and the NPPF.

- 5 The use hereby permitted shall only be open to customers between the hours of 10am to 10pm daily.

Reason: In order to minimise disturbance to local residents, in accordance with policies RP5A and DBE9 of the adopted Local Plan and Alterations 1998 & 2006, policy DM21 of the Local Plan Submission Version 2017, and the NPPF.

- 6 No deliveries shall be taken at or dispatched from the site outside the hours of 10am to 6pm on Mondays to Fridays, 10am to 1pm on Saturdays, nor at any time on Sundays, Bank or Public Holidays.

Reason: In order to minimise disturbance to local residents, in accordance with policies RP5A and DBE9 of the adopted Local Plan 1998 & 2006, Policy DM21 of the Local Plan Submission Version 2017, and the NPPF.

- 7 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those specified on the approved plans.

Reason: To ensure a satisfactory appearance in the interests of visual amenity of the area, in accordance with policy DBE10 [or DBE1 if structure is not a residential extension] of the adopted Local Plan 1998 & 2006, and Policy DM9 of the Local Plan Submission Version 2017, and the NPPF.

- 8 The use hereby permitted shall be operated in accordance with the Management Strategy by ADA Group (dated 3 May 2022).

Reason: In order to minimise disturbance to local residents, in accordance with policies RP5A and DBE9 of the adopted Local Plan 1998 & 2006, policy DM9 and DM21 of the Local Plan Submission Version 2017, and the NPPF 2019.

- 9 The rating level of noise (as defined by BS4142:2014) emitted from any

mechanical equipment installed must not exceed the prevailing background noise level. The measurement position and assessment shall be made according to BS4142:2014 +A1:2014.

Reason: To maintain reasonable levels of protection for the occupiers of the development from external noise and in accordance with policies RP5A and DBE9 of the adopted Local Plan and Alterations and policies DM9 and DM21 of the Local Plan Submission Version 2017, and the NPPF.

**Informatives: (1)**

- 10 The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

**54. PLANNING APPLICATION - EPF/0826/22 - 71 DEEPDENE ROAD, LOUGHTON**

**Application Ref:** EPF/0826/22

**Application Type:** Full planning permission

**Case Officer:** Kie Farrell

**Site Address:** 71 Deepdene Road  
Loughton  
IG10 3PH

**Proposal:** Demolition of existing pre-fab house and replacement of a new dwelling house.

**Ward:** Loughton Alderton

**Parish:** Loughton

**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d00000Nyzr>

**Decision:** Approve with Conditions

**Conditions: 13**

- 1 The development hereby permitted shall begin not later than three years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

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

Drawing 1597/00 – Site Location Plan

Drawing 1597/01 – Block Plan as Existing and Proposed

Drawing 1597/02 – Floor Plans as Existing

Drawing 1597/03 – Elevations and Sections as Existing

Drawing 1597/04 – Floor Plans as Proposed  
Drawing 1597/05 – Elevations and Sections as Proposed  
Drawing 1597/06 – Street Elevation as Existing and Proposed  
Drawing 1597/07 – Site Plan as Existing and Proposed

Reason: For the avoidance of doubt and to ensure the proposal is built in accordance with the approved plans.

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those specified on the approved plans and documents, or those specified in the submitted application form.

Reason: To ensure a satisfactory appearance in the interests of visual amenity of the area, in accordance with policy DBE10 of the adopted Local Plan 1998 & 2006, and Policy DM9 of the Local Plan Submission Version 2017, and the NPPF.

- 4 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.

Reason: To ensure that the proposed construction work does not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours and in accordance with policies RP5A and DBE9 of the adopted Local Plan 1998 & 2006, and policies DM9 and DM 21 of the Local Plan Submission Version 2017, and the NPPF.

- 5 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.

Reason: To avoid the deposit of material on the public highway in the interests of highway safety, in accordance with policy ST4 of the adopted Local Plan and Alterations 1998 & 2006, policy T1 of the Local Plan Submission Version 2017, and the NPPF.

- 6 Access to the flat roof 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.

Reason: To safeguard the privacy of adjacent properties, in accordance with policy DBE9 of the adopted Local Plan and Alterations 1998 & 2006, policy DM9 of the Local Plan Submission Version 2017, and the NPPF.

- 7 Prior to first occupation of the building hereby permitted the window in the flank elevation at first floor level facing No. 73 shall have been fitted with obscure glass with a minimum privacy level 3 obscurity, and no part of that window that is less

than 1.7 metres above the internal floor level of the room in which it is installed shall be capable of being opened. Once installed the obscure glass shall be retained thereafter.

Reason: To prevent overlooking and loss of privacy to the occupants of neighbouring properties, in accordance with policy DBE9 of the adopted Local Plan and Alterations 1998 & 2006, policy DM 9 of the Local Plan Submission Version 2017, and the NPPF.

- 8 Prior to any above groundworks, a strategy to facilitate super-fast broadband for future occupants of the site shall have been submitted to and approved in writing by the Local Planning Authority (LPA). The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway, unless evidence is put forward and agreed in writing by the LPA that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure. The development of the site shall be carried out in accordance with the approved strategy.

Reason: To ensure the development contributes to supporting improved digital connectivity throughout the district and supports the wider aims and objectives for reducing car-led air pollution, improving the health and wellbeing of residents and visitors including the EFSAC, in accordance with policy CP1 of the adopted Local Plan 1998 & 2006, Policies D5, DM2, DM9, DM10 & DM22 of the Local Plan Submission Version 2017, and the NPPF.

- 9 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.

Reason: To ensure satisfactory provision and disposal of surface water in the interests of Land Drainage, in accordance with policy RP3 of the adopted Local Plan and Alterations 1998 & 2006, policies DM16 and DM18 of the Local Plan Submission Version 2017, and the NPPF.

- 10 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.

Reason: The District is classed as being in an area of severe water stress and the reduction of water use is therefore required in the interests of sustainability and in accordance with policy CP2 of the adopted Local Plan and Alterations 1998 & 2006, policy DM19 of the Local Plan Submission Version 2017, and the NPPF.

- 11 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.

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.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy RP4 of the adopted Local Plan 1998 & 2006, and policy DM21 of the Local Plan Submission Version 2017, and the NPPF.

- 12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any other order revoking and re-enacting that order) no development permitted by virtue of Classes A, B, C, D, E and F of Part 1 to Schedule 2 shall be undertaken, without the prior written agreement of the Local Planning Authority.

Reason: The ensure further consideration is given with regards to the effect on the character and appearance of the area and living conditions on adjoining properties, in accordance with policy DBE9 of the adopted Local Plan 1998 & 2006, Policy

DM9 of the Local Plan Submission Version 2017, and the NPPF 2021.

- 13 The photovoltaic panels as shown on drawing number 1597/05 shall be installed prior to first occupation of the development hereby approved and then retained in perpetuity. Reason: in the interests of promoting sustainable and renewable energy in accordance with policy DM 20 of the Epping Forest Local Plan (Submission version) 2019 and with the objectives of the NPPF.

**Informatives: (1)**

- 14 The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

**55. PLANNING APPLICATION - EPF/0885/22 - 51 ALGERS ROAD, LOUGHTON**

**Application Ref:** EPF/0885/22  
**Application Type:** Householder planning permission

**Case Officer:** Muhammad Rahman  
**Site Address:** 51 Algiers Road  
Loughton  
Essex  
IG10 4NF

**Proposal:** The proposal is for alterations to the roof, front garage door and first floor side extension.

**Ward:** Loughton Forest  
**Parish:** Loughton  
**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000NzAk>  
**Decision:** Deferred

**DEFERRED – FOR SITE VISIT.**

**CHAIRMAN**