

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee East **Date:** 13 February 2008

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 11.15 pm

Members Present: M Colling (Chairman), Mrs D Collins, R Frankel, P Gode, Mrs A Grigg, Ms J Hedges, D Jacobs, D Kelly, R Morgan, B Rolfe, Mrs P K Rush, D Stallan, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

Other Councillors: J Knapman

Apologies: A Green, Mrs H Harding and G Pritchard

Officers Present: A Sebbinger (Principal Planning Officer), M Jenkins (Democratic Services Assistant) and G Woodhall (Democratic Services Officer)

69. WEBCASTING INTRODUCTION

The Chairman made a short address to remind all present that the meeting would be broadcast on the Internet, and that the Council had adopted a protocol for the webcasting of its meetings. The Sub-Committee noted the Council's Protocol for Webcasting of Council and Other Meetings.

70. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements adopted by the Council to enable persons to address the Sub-Committee, in relation to the determination of applications for planning permission. The Sub-Committee noted the advice provided for the public and speakers in attendance at Council Planning Sub-Committee meetings.

71. MINUTES

RESOLVED:

That the minutes of the meeting held on 16 January 2008 be taken as read and signed by the Chairman as a correct record.

72. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors Mrs D Collins and C Whitbread declared a personal interest in the following items of the agenda, by virtue of knowing the applicant. The Councillors had determined that their interest was prejudicial, and that they would leave the meeting for the consideration of the applications and voting thereon:

- EPF/2188/07 - 162-164 High Street, Ongar

- EPF/2189/07 - 162-164 High Street, Ongar

(b) Pursuant to the Council's Code of Member Conduct, Councillor P Gode declared a personal interest in the following items of the agenda, by virtue of being a member of Ongar Town Council. The Councillor had determined that his interest was not prejudicial, and that he would stay in the meeting for the consideration of the applications and voting thereon:

- EPF/2188/07 – 162-164 High Street, Ongar
- EPF/2189/07 – 162-164 High Street, Ongar
- EPF/2638/07 – Hawthorns, Toot Hill Road, Greensted, Ongar
- EPF/2681/07 – 3 Coopers Mews, Coopers Hill, Ongar

(c) Pursuant to the Council's Code of Member Conduct, Councillor D Stallan declared a personal interest in the following item of the agenda, by virtue of being the Housing Portfolio Holder. The Councillor had determined that his interest was prejudicial and that he would leave the meeting for the consideration of the item and voting thereon:

- EPF/2475/07 – St. Margaret's Hospital, The Plain, Epping

(d) Pursuant to the Council's Code of Member Conduct, Councillors Mrs A Grigg and D Stallan declared a personal interest in the following items of the agenda, by virtue of being members of North Weald Parish Council. The Councillors had determined that their interests were not prejudicial, and that they would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/2433/07 – North Weald Airfield, Merlin Way, North Weald
- EPF/2471/07 – North Weald Airfield, Merlin Way, North Weald
- EPF/2675/07 – North Weald Airfield, Merlin Way, North Weald Bassett

(e) Pursuant to the Council's Code of Member Conduct, Councillor Mrs J Hedges declared a personal interest in the following items of the agenda, by virtue of being a member of Epping Town Council. The Councillor had determined that her interest was not prejudicial, and that she would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/2475/07 – St. Margaret's Hospital, The Plain, Epping
- EPF/2632/07 – 23 Hemnall Street, Epping

(f) Pursuant to the Council's Code of Member Conduct, Councillor R Morgan declared a personal interest in the following item of the agenda, by virtue of knowing the applicant. The Councillor had determined that his interest was not prejudicial, and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2317/07 – 1 Parnells Cottage, Bassetts Lane, Willingale, Ongar

(g) Pursuant to the Council's Code of Member Conduct, Councillor Mrs J Whitehouse declared a personal interest in the following item of the agenda, by virtue of being a member of Theydon Bois Rural Preservation Society. The Councillor had determined that her interest was not prejudicial and that she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2531/07 – Piggotts Farm, Abridge Road, Theydon Bois

73. ANY OTHER BUSINESS

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

74. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 - 17 be determined as set out in the schedule attached to these minutes.

75. DELEGATED DECISIONS

The Sub-Committee noted that schedules of planning applications determined by the Head of Planning and Economic Development under delegated authority since the last meeting had been circulated and could be inspected at the Civic Offices.

CHAIRMAN

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Report Item No: 1

APPLICATION No:	EPF/2475/07
SITE ADDRESS:	St Margaret's Hospital The Plain Epping Essex CM16 6TN
PARISH:	Epping
WARD:	Epping Lindsey and Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Demolition of existing hospital buildings and redevelopment of 46 key worker flats in two 3 storey blocks with 46 external parking spaces and associated works.
DECISION:	Granted Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

If any tree shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub, or hedge shall be planted at the same place, and that tree, shrub, or hedge shall be of such size, specification, and species, and should be planted at such time as may be specified in writing by the Local Planning Authority.

If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 4 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

- 5 Within two months of the development commencing a scheme of landscaping and a statement of the methods of its implementation shall be submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

- 6 No occupation of any dwelling hereby approved shall take place prior to the construction of the carriageway of the adjacent estate road to the east from The Plain to the development hereby approved.

- 7 The parking areas shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents' and visitors' vehicles.

- 8 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using Windes or other similar programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment.
- 9 Prior to commencement of development, including demolition or site clearance works, a phased contaminated land investigation shall be undertaken to assess the presence of contaminants at the site in accordance with an agreed protocol as below. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance works adopted.
- Prior to carrying out a phase 1 preliminary investigation, a protocol for the investigation shall be agreed in writing with the Local Planning Authority and the completed phase 1 investigation shall be submitted to the Local Planning Authority upon completion for approval.
- Should a phase 2 main site investigation and risk assessment be necessary, a protocol for this investigation shall be submitted to and approved by the Local Planning Authority before commencing the study and the completed phase 2 investigation with remediation proposals shall be submitted to and approved by the Local Planning Authority prior to any remediation works being carried out.
- Following remediation, a completion report and any necessary maintenance programme shall be submitted to the Local Planning Authority for approval prior to first occupation of the completed development.
- 10 No development the subject of this application shall commence prior to the submission to the Local Planning Authority of an undertaking securing the entirety of the development as key worker accommodation for rent.
- 11 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
- 12 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 2

APPLICATION No:	EPF/2632/07
SITE ADDRESS:	23 Hemnall Street Epping Essex CM16 4LU
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Demolition of existing bungalow and erection of 2 new dwellings. (Revised application)
DECISION:	Granted Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The Arboricultural Method Statement shall include a tree protection plan to show the areas designated for the protection of trees, shrubs and hedges, hereafter referred to as Protection Zones. Unless otherwise agreed, the Protection Zones will be fenced, in accordance with the British Standard Trees in Relation to Construction-Recommendations (BS.5837:2005) and no access will be permitted for any development operation. The Arboricultural Method Statement shall include all other relevant details, such as changes of level, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences. It shall also include the control of potentially harmful operations, such as burning, the storage, handling and mixing of materials, and the movement of people or machinery across the site, where these are within 10m of any designated Protection Zone.

The fencing, or other protection which is part of the approved Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works have been completed and all equipment, machinery and surplus materials removed from the site.

The Arboricultural Method Statement shall indicate the specification and timetable of any tree works, which shall be in accordance with the British Standard Recommendations for Tree Works (BS.3998: 1989).

The Arboricultural Method Statement shall include a scheme for the inspection and supervision of the tree protection measures. The scheme shall be appropriate to the scale and duration of the works and may include details of personnel induction and awareness of arboricultural matters; identification of individual responsibilities and key personnel; a statement of delegated powers; frequency, dates and times of inspections and reporting, and procedures for dealing with variations and incidents. The scheme of inspection and supervision shall be administered by a suitable person, approved by the Local Planning Authority but instructed by the applicant.

- 3 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

- 4 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 5 Prior to the commencement of the development hereby permitted plans showing details of the proposed rear garden terraces shall be submitted to and approved in writing to the Local Planning Authority. The development shall be carried out in accordance with these approved details.
- 6 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the development hereby permitted without the prior written approval of the Local Planning Authority.
- 7 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Class A shall be undertaken without the prior written permission of the Local Planning Authority.

Report Item No: 3

APPLICATION No:	EPF/2690/07
SITE ADDRESS:	19 New Farm Drive Lambourne Romford Essex RM4 1BS
PARISH:	Lambourne
WARD:	Lambourne
DESCRIPTION OF PROPOSAL:	Demolition of existing and erection of a two storey building to provide 2 No.1 bedroom flats and 4 No. 2 bedroom flats.(Revised application)
DECISION:	Refused Permission

REASONS FOR REFUSAL

- 1 The proposals represent a cramped development, resulting in inadequate provision for on-site car parking, which would lead to parking congestion in the immediate locality and have an adverse effect on highway safety, and in inadequate facilities for bins and cycle storage. The proposals are thus contrary to policies ST4, ST6 and DBE1 of the Adopted Local Plan and Alterations and the Council's Supplementary Planning Guidance - Vehicle Parking Standards.

Report Item No: 4

APPLICATION No:	EPF/2614/07
SITE ADDRESS:	Lascelles Matching Green Matching Harlow Essex CM17 0PT
PARISH:	Matching
WARD:	Hastingwood, Matching and Sheering Village Moreton and Fyfield
DESCRIPTION OF PROPOSAL:	Removal of existing sun room roof, double door and windows and installation of bi-fold doors, window and glass roof.
DECISION:	Granted Permission (With Conditions)

CONDITIONS

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

Report Item No: 5

APPLICATION No:	EPF/2615/07
SITE ADDRESS:	Lascelles Matching Green Matching Harlow Essex CM17 0PT
PARISH:	Matching
WARD:	Hastingwood, Matching and Sheering Village Moreton and Fyfield
DESCRIPTION OF PROPOSAL:	Grade II listed building application for internal and external alterations including the removal of existing sun room roof, double door and windows and installation of bi-fold doors, window and glass roof.
DECISION:	Granted Permission (With Conditions)

CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.
- 2 Details of the finishings to the timbers shall be submitted to and approved by the Local Planning Authority as well as plans showing details of the roof providing a section, indicating the proposed eaves, ridge and glazing. The development shall be carried out in accordance with the approved details.

Report Item No: 6

APPLICATION No:	EPF/2585/07
SITE ADDRESS:	Lascelles Matching Green Matching Harlow Essex CM17 0PT
PARISH:	Matching
WARD:	Hastingwood, Matching and Sheering Village
DESCRIPTION OF PROPOSAL:	Erection of pavilion for pool changing facility/toilet/pool plant.
DECISION:	Refused Permission

REASON FOR REFUSAL

- 1 The proposed building, by reason of its excessive size, height and inappropriate design would represent an unduly large structure that would adversely affect the Grade II Listed Building and would fail to enhance, and would harm the character of the Conservation Area. This would be contrary to Policies DBE1, DBE2, DBE4, HC6 and HC12 of the Adopted Local Plan and Alterations.

Report Item No: 7

APPLICATION No:	EPF/2433/07
SITE ADDRESS:	North Weald Airfield Merlin Way North Weald Essex CM16 6AA
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Resurfacing ground used for market trader parking.
DECISION:	Granted Permission (With Conditions)

CONDITIONS

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

- 2 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using Windes or other similar programme. The approved measures shall be undertaken prior to the first use of the development hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment.

Report Item No: 8

APPLICATION No:	EPF/2471/07
SITE ADDRESS:	North Weald Airfield Merlin Way North Weald Bassett Epping Essex
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Change of use of area of grassed parking into hardstanding to allow year round use.
DECISION:	Granted Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The approved measures shall be carried out prior to the first use of the development hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment..

Report Item No: 9

APPLICATION No:	EPF/2675/07
SITE ADDRESS:	North Weald Airfield Merlin Way North Weald Bassett Epping Essex
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Installation of a gate guardian at the airfield entrance on disused grass area.
DECISION:	Granted Permission (With Conditions)

CONDITIONS

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

Report Item No: 10

APPLICATION No:	EPF/2188/07
SITE ADDRESS:	162 - 164 High Street Ongar Essex CM5 9JJ
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Conversion of outbuilding into two storey residential dwelling.
DECISION:	Refused Permission

REASONS FOR REFUSAL

- 1 The proposed conversion, by reason of its excessive size would detract from the setting of The Manor House, a Grade II listed building, and the proposal would not enhance, and would harm the character and appearance of the Conservation Area, in particular the Manor Square. this would be contrary to Policies DBE1, HC6 and HC12 of the Adopted Local Plan and Alterations.

- 2 The proposal, by reason of its excessive size and position in relation to neighbouring properties, in particular 'The Manor House' and those in St Martins Mews, would be detrimental to the amenities of these properties, contrary to Policies DBE2 and DBE9 of the Adopted Local Plan and Alterations.

Report Item No: 11

APPLICATION No:	EPF/2189/07
SITE ADDRESS:	162 - 164 High Street Ongar Essex CM5 9JJ
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Balcony to rear flat roof and erection of entrance gates, removal of cellar flaps to basement.
DECISION:	Refused Permission

REASONS FOR REFUSAL

- 1 The proposed balcony would give rise to serious and excessive levels of overlooking, in particular to The Manor House, and would be detrimental to neighbouring amenities. this would be contrary to Policies DBE2 and DBE9 of the Adopted Local Plan and Alterations.

Report Item No: 12

APPLICATION No:	EPF/2638/07
SITE ADDRESS:	Hawthorns Toot Hill Road Greensted Ongar Essex CM5 9QP
PARISH:	Stanford Rivers
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Replacement and additional gates.
DECISION:	Granted Permission (With Conditions)

CONDITIONS

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

Report Item No: 13

APPLICATION No:	EPF/2681/07
SITE ADDRESS:	3 Coopers Mews Coopers Hill Ongar Essex CM5 9EE
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Two storey rear and side extension. (Revised application)
RECOMMENDED DECISION:	Granted Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 The development shall be carried out in accordance with the amended plans received on 09 January 2008 unless otherwise agreed in writing with the Local Planning Authority.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the rear and east flank walls of the development hereby permitted without the prior written approval of the Local Planning Authority.
- 5 Prior to first occupation of the building hereby approved the proposed window openings in first floor windows of 'bedroom 3' shall be fitted with frosted glass, and shall be permanently retained in that condition.

Report Item No: 14

APPLICATION No:	EPF/2565/07
SITE ADDRESS:	High House Farm Stapleford Road Stapleford Abbots Essex RM4 1EJ
PARISH:	Stapleford Abbots
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Reserved matters application for the erection of 6 new dwellings, 1 replacement dwelling and a parish room.
DECISION:	Approved the details

CONDITIONS

- 1 Details of the lamp-posts proposed along the access road shall be submitted to and agreed by the Local Planning Authority before work commences on site. The details as agreed shall be carried out thereafter.

Report Item No: 15

APPLICATION No:	EPF/2531/07
SITE ADDRESS:	Piggotts Farm Abridge Road Theydon Bois Essex
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Conversion of barn into a single dwelling including the demolition of 6 grain silo's and a modern barn, the erection of an open bay cart garage.
DECISION:	Granted Permission (With Conditions)

The Committee's attention was drawn to an additional representation from Piggotts Farm.

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the development hereby permitted without the prior written approval of the Local Planning Authority.
- 4 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Class A-E shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 6 Prior to the commencement of the development details of the proposed surface materials for the driveway shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.

- 7 Prior to commencement of development, including demolition or site clearance works, a phased contaminated land investigation shall be undertaken to assess the presence of contaminants at the site in accordance with an agreed protocol as below. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance works adopted.

Prior to carrying out a phase 1 preliminary investigation, a protocol for the investigation shall be agreed in writing with the Local Planning Authority and the completed phase 1 investigation shall be submitted to the Local Planning Authority upon completion for approval.

Should a phase 2 main site investigation and risk assessment be necessary, a protocol for this investigation shall be submitted to and approved by the Local Planning Authority before commencing the study and the completed phase 2 investigation with remediation proposals shall be submitted to and approved by the Local Planning Authority prior to any remediation works being carried out.

Following remediation, a completion report and any necessary maintenance programme shall be submitted to the Local Planning Authority for approval prior to first occupation of the completed development.

- 8 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using Windes or other similar programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment.
- 9 Prior to the commencement of the works hereby approved the grain silos and barn shown as to be removed on the approved plan shall be demolished and any resulting debris removed.
- 10 The property shall remain as a single dwelling unit at all times and not subdivided into further dwellings.

Report Item No: 16

APPLICATION No:	EPF/2532/07
SITE ADDRESS:	Piggotts Farm Abridge Road Theydon Bois Essex
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Grade II listed building application for the conversion of barn into a single dwelling including the demolition of 6 grain silo's and a modern barn, the erection of an open bay cart garage.
DECISION:	Granted Permission (With Conditions)

CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.
- 2 Samples of the types and details of colours of all the external finishes, including boundary walls and fences.. Shall be submitted for approval by the Local Planning Authority prior to the commencement of the development, and the development shall be implemented in accordance with such approved detail.
- 3 Additional drawings that show details of proposed new windows and door to be used, by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and agreed in writing by the local planning authority prior to the commencement of any works.
- 4 Details of the proposed mezzanine floor shall be submitted to the Local Planning Authority and agreed in writing prior to the commencement of any works on the site, and constructed to the agreed drawings thereafter

Report Item No: 17

APPLICATION No:	EPF/2317/07
SITE ADDRESS:	1 Parnells Cottage Bassett's Lane Willingale Ongar Essex CM5 0QJ
PARISH:	Willingale
WARD:	High Ongar, Willingale and the Rodings
DESCRIPTION OF PROPOSAL:	Two storey side extension, two storey rear extension, single storey rear extension (revised application).
DECISION:	Granted Permission (with conditions)

The Committee were persuaded to Grant Permission since it was considered that the development would not give rise to harm to the Green Belt and would bring the property up to contemporary living standards.

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

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