

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee East **Date:** 1 July 2009

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.40 - 11.05 pm

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

Other Councillors: J Knapman

Apologies: G Pritchard and Mrs H Harding

Officers Present: N Richardson (Assistant Director (Development Control)), R Hellier (Aboriculturual Officer), J Godden (Planning Officer) and M Jenkins (Democratic Services Assistant)

10. WEBCASTING INTRODUCTION

The Chairman informed the Sub-Committee that there was no webcast being made of this meeting because the Webcasting Officer had been called away on urgent business.

11. 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.

12. MINUTES

RESOLVED:

That the minutes of the meeting held on 10 June 2009 be taken as read and signed by the Chairman as a correct record.

13. DECLARATIONS OF INTEREST

(a) 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 stay in the meeting for the consideration of the application and voting thereon:

- EPF/0649/09 Birch Hall, Coppice Row, Theydon Bois, Epping CM16 7LR

- EPF/0585/09 St John's C of E Secondary School, Tower Road, Epping CM16 5EN
- EPF/0744/09 5 Centre Drive, Epping CM16 4JH

(b) Pursuant to the Council's Code of Member Conduct, Councillors Mrs D Collins, D Stallan and C Whitbread declared a personal interest in the following item of the agenda by virtue of being Portfolio Holders. The Councillors had determined that their interest was not prejudicial and they would stay in the meeting for the consideration of the application and voting thereon:

- EPF/0736/09 Land adjacent to Hanger 2, North Weald Airfield, Merlin Way, North Weald Bassett, Epping

(c) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a personal and prejudicial interest in the following item of the agenda. The Councillor had determined that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/0605/09 Wansfell College, 30 Piercing Hill, Theydon Bois, Epping CM16 7SW

(d) 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 an Essex County Councillor. 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/0585/09 St. Johns C of E Secondary School, Tower Road, Epping CM16 5EN

(e) 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 would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/0853/09 40 Landview Gardens, Ongar CM5 9EQ
- EPF/0892/09 Sunnymede, Greensted Road, Ongar CM5 9LG

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

- EPF/0736/09 Land Adjacent to Hanger 2, North Weald Airfield, Merlin Way, North Weald Bassett, Epping

(g) 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 his children having attended the school concerned and also, as an objector to the application had been his wife's employment manager. The Councillor had determined

that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0585/09 St. John's C of E Secondary School, Tower Road, Epping, CM16 5EN

(h) Pursuant to the Council's Code of Member Conduct, Councillor J Philip declared a personal interest in the following items of the agenda, by virtue of being a member of Theydon Bois Parish Council. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0649/09 Birch Hall, Coppice Row, Theydon Bois, Epping CM16 7LR
- EPF/0605/09 Wansfell College, 30 Piercing Hill, Theydon Bois, Epping CM16 7SW

(i) Pursuant to the Council's Code of Member Conduct, Councillor M Colling declared a personal and prejudicial interest in the following item of the agenda by virtue of having fettered his discretion at a previous meeting. Councillor M Colling said he would be leaving the meeting after exercising his right to address the Sub-Committee under paragraph 12 (1) (a) (i) of the Code of Conduct on the same basis as a member of the public and before any further debate and voting took place:

- EPF/0585/09 St. John's C of E Secondary School, Tower Road, Epping Road, Epping CM16 5EN

14. ANY OTHER BUSINESS

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

15. TREE PRESERVATION ORDER TPO/EPF/0/09 - MAPLE TREE, 5 KENSINGTON GROVE, OAKHILL ROAD, STAPLEFORD ABBOTTS

The Sub-Committee received a report from R Hellier, Assistant Landscape Officer, regarding Confirmation for Tree Preservation Order (TPO/EPF/01/09) at 5 Kensington Grove, Oakhill Road, Stapleford Abbots. It covered one Field Maple tree and was made as part of protection of trees retained on a development comprising 7 properties. An objection to the TPO had been received. The tree was originally protected under Tree Preservation Order TPO/EPF/11/08 but, as a result of a transcription error, had been named as an Oak Tree. The current TPO was for the avoidance of any doubt as to the status of the tree and to ensure that tree protection was effective.

The Members were advised by officers that the plan attached to the agenda for the TPO, was inadequate. It was felt better to defer the item to the next meeting of the Sub-Committee and provide a more accurate plan.

RESOLVED:

That Tree preservation Order TPO/EPF/0/09 – Maple Tree, 5 Kensington Grove, Oakhill Road, Stapleford Abbots, be deferred to the next meeting of the Sub-Committee.

16. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 - 11 be determined as set out in the schedule attached to these minutes.

17. ERECTION OF A DWELLING HOUSE WITHOUT PLANNING PERMISSION AT RED COTTAGE, NEW FARM DRIVE, ABRIDGE RM4 1BU

The Sub-Committee received a report regarding Erection of a Dwelling House without Planning Permission at Red Cottage, New Farm Drive, Abridge RM4 1BU.

A part single, part two storey 8 bedroom detached house with basement had been built without planning permission on land within the Metropolitan Green Belt. The house replaced a small single storey house. Although planning permission was granted in 2004 for a replacement dwelling with amendments to this approval granted in August 2005, the building constructed was considerably larger and of significantly different design to the approved house.

The house replaced was an extended single storey building with a rectangular footprint having a width of 13m, depth of 7.5m and maximum height of 4m. Its total volume was 315 cubic metres. A comparison of these dimensions, with those of the existing house, revealed that while the width was 1.5m greater, the depth was 25.5m greater, a total increase of 170%. Its height was an average of 4m greater representing a 100% increase. In volume, the new house was approximately 500% larger.

A retrospective planning application retaining the two storey part of the house (on the basis of it being an alteration to the house approved in 2005), together with a separate retrospective planning application for the retention of the single storey part (described as a conservatory), were both refused under delegated powers on 18 May 2009, on the basis that the development caused unjustifiable harm to the Green Belt. Although the owner had split the house in two for the purposes of seeking retrospective planning permission, the house as a whole was built within the last 4 years without planning permission. It was necessary to consider it as a whole when considering the expediency of taking enforcement action against it.

It was advised that the option of securing the demolition of the single storey rear projection only, could be done in the context of considering a planning application retaining the two storey element of the house. Consent being given would include appropriate conditions and an appropriate timescale for submitting a valid planning application. However this option would still leave a house on-site that was disproportionately larger than the house that was replaced. Furthermore such a requirement amounted to giving planning permission for a house without any conditions limiting permitted development rights to extend the house.

Officers had given consideration to requiring that the house be modified to accord with the previous building approved under planning permission. However, the Council's Building Control Manager had advised that it was extremely difficult modifying the building, at a reasonable cost, due to its method of construction. Any such requirement therefore amounted to the demolition of the house and the building of a different house. In the event of an appeal against issue of an enforcement notice, requirement to construct a new house would undoubtedly be beyond what was reasonably required to remedy the harm caused by the development.

The issue of an enforcement notice in this case amounted to interference with the rights of the owner/occupier of the land given under the First Protocol of the European Convention of Human Rights. However there was a fair balance to be struck between individual's rights, the public interests protected by the planning system and those of other persons. It was considered that since the unauthorised house caused clear harm to the Green Belt and rural environment the balance fell against the rights of the owner/occupier of the property. The Council had already refused retrospective planning applications for the development and the owner still had time to submit an appeal against those decisions. The owner would also have a right of appeal against the issue on enforcement notice. The requirement of the notice to remove the dwelling was considered to be the minimum necessary step to remedy the harm caused by it as identified in this report and therefore it was considered to be proportionate.

Some of the Sub-Committee Members felt that the building concerned should be allowed to remain, but with demolition of the single storey extension only. However, equally, Members felt that planning permission having been breached, it was therefore unavoidable that permission should be given for demolition of the entire structure.

When the application was finally considered, Councillors were unable to make a decision. 8 votes were recorded in favour of the recommendation, with 8 votes recorded against the recommendation. The Committee Chairman declined to use his casting vote, and accordingly, the application was referred to the District Development Control Committee. Members did advise that a site visit would be appropriate for the District Development Control Committee members.

RESOLVED:

That the Erection of a Dwelling House without Planning Permission at Red Cottage, New Farm Drive, Abridge RM4 1BU, be referred to the District Development Control Committee for consideration.

18. 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/0649/09
SITE ADDRESS:	Birch Hall Coppice Row Theydon Bois Epping Essex CM16 7LR
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	TPO/EPF/03/89 T1 (W1) Oak - Fell
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed, unless varied with the written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, 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.

Report Item No: 2

APPLICATION No:	EPF/0585/09
SITE ADDRESS:	St Johns C of E Secondary School Tower Road Epping Essex CM16 5EN
PARISH:	Epping
WARD:	Epping Lindsey and Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Reserved matters application (siting, design, external appearance and landscaping) for the demolition of existing school, construction of new secondary school and residential development of 149 dwellings (including 38 affordable dwellings)
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 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.
- 2 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.
- 3 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.
- 4 The radii of the new road off Tower Road shall be the maximum possible, within the land ownership of the applicant and the details of this shall be submitted to, and agreed in writing by, the Local Planning Authority, prior to commencement of development of the residential element of the development.
- 5 Any new planting by the vehicular access to plots 40 and 41 shall be set back outside of a sight splay of 2m x 31m.

- 6 Where existing trees in close proximity to the roadway are retained, details of protective measures to ensure the roadways/footpaths are constructed to an adequate standard shall be submitted to, and agreed in writing by, the Local Planning Authority. The works shall then be completed in accordance with these agreed measures.
- 7 The carriageways of the proposed estate roads shall be constructed up to and including at least road base level, prior to the commencement of the erection of any dwelling intended to take access. The carriageways and footways shall be constructed up to and including base course surfacing to ensure that each dwelling prior to occupation has a properly consolidated and surfaced carriageway and footway, between the dwelling and the existing highway. Until final surfacing is completed the footway base course shall be provided in a manner to avoid any upstands to gullies, covers, kerbs or other such obstructions within or bordering the footway. The carriageways, footways and footpaths in front of each dwelling shall be completed with final surfacing within 12 months from the occupation of such dwelling.
- 8 Any trees proposed within the highway shall be submitted to and agreed in writing by the Local Planning Authority in consultation with the Highway Authority and sited clear of all underground services and visibility sight splays.
- 9 The development, including site clearance, of the proposed residential area and public open spaces (green wedge), 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.

- 10 Prior to commencement of development further details of the proposed drainage for the playing fields shall be submitted (in accordance with the Environment Agency's letter of 1st June 2009) to the Local Planning Authority and agreed in writing. The development shall then be carried out in accordance with the agreed details.

- 11 The garaging and parking spaces shown on the approved plans shall be provided prior to the first occupation of the development and shall be retained thereafter for the parking of residents and visitors vehicles.

Report Item No: 3

APPLICATION No:	EPF/0744/09
SITE ADDRESS:	5 Centre Drive Epping Essex CM16 4JH
PARISH:	Epping
WARD:	Epping Hemnall
APPLICANT:	Mr Darren Hunt
DESCRIPTION OF PROPOSAL:	Proposed new attached dwelling.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

The Committee's attention was drawn to a further letter of representation from 1 Centre Green

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 hedgerow shown on the southern boundary of the site shall be retained throughout construction and occupation of the approved dwelling unless otherwise agreed in writing by the Local Planning Authority.
- 4 Prior to the first occupation of the development hereby permitted, there shall be no obstruction within a parallel band visibility splay 2.4m wide as measured from the back edge of the carriageway across the entire site frontage. There shall be no obstruction above a height of 600mm as measured from the finished surface of the access within the area of the visibility sight splays thereafter.
- 5 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: 4

APPLICATION No:	EPF/0871/09
SITE ADDRESS:	Tudor Oak 9A London Road Abridge Romford Essex RM4 1UT
PARISH:	Lambourne
WARD:	Lambourne
DESCRIPTION OF PROPOSAL:	Two storey side extension.
DECISION:	Grant 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 windows shown to be obscured glazed on the approved plans shall be fitted with obscured glazing and fixed shut prior to the first use of the extension and permanently retained as such thereafter.
- 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.

Report Item No: 5

APPLICATION No:	EPF/1348/08
SITE ADDRESS:	Matthews Yard Harlow Road Moreton Ongar Essex CM5 0LH
PARISH:	Moreton, Bobbingworth and the Lavers
WARD:	Moreton and Fyfield
DESCRIPTION OF PROPOSAL:	Demolition of existing dwelling and commercial buildings and erection of 8 dwellings including surface water sewer to existing watercourse. (Revised application)
RECOMMENDED DECISION:	Refuse Permission

REASONS FOR REFUSAL

- 1 The site is within the area identified in the Epping Forest District Local Plan as Metropolitan Green Belt. The Local Plan and Government Guidance as set out in Planning Guidance Note 2 (Green Belt) is that in order to achieve the purposes of the Metropolitan Green Belt it is essential to retain and protect the existing rural character of the area and that new developments will only be permitted if not disproportionate. The construction of 8 open market dwellings in this location is inappropriate development which will have a detrimental effect to the open character and objectives of the Green Belt. The proposal is therefore contrary to Policies GB2A and GB16A of the Adopted Local Plan and Alterations.
- 2 The proposed development would, by reason of the design, bulk, mass, and siting of the dwellings appear unacceptably dominant and visually intrusive and would be out of character with the surrounding area contrary to Policies DBE1, DBE2 and DBE4 of the Adopted Local Plan and Alterations.
- 3 This is a Green Belt site where the presumption is against the development of new housing. This restraint may be set aside for small scale affordable housing schemes. There is no such on-site provision as part of this planning application, contrary to policies GB16A and H7A of the Adopted Local Plan and Alterations.

Report Item No:6

APPLICATION No:	EPF/0736/09
SITE ADDRESS:	Land Adjacent to Hangar 2 North Weald Airfield Merlin Way North Weald Bassett Epping Essex
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Temporary (1st July 2009 to 30th June 2010) change of use of land extending the existing wheeled bin storage area. Erection of temporary HERAS fencing.
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 This permission shall inure until 30 June 2010, following which date all wheelie bins together with the enclosure shall be removed from the site.

Report Item No: 7

APPLICATION No:	EPF/0853/09
SITE ADDRESS:	40 Landview Gardens Ongar Essex CM5 9EQ
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Alteration and retention of existing raised decking.
DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 The proposed alteration and retention of the existing raised decking veranda with an extension to the height of the boundary fence results in loss of amenity to the occupants of 5 Kettlebury Way and harms the appearance of the surrounding environment, contrary to policies DBE9 and DBE10 of the Adopted Local Plan and Alterations.

Report Item No: 8

APPLICATION No:	EPF/0892/09
SITE ADDRESS:	Sunnymede Greensted Road Ongar Essex CM5 9LG
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Loft conversion including raising of roof height, front dormers and rear dormer windows with balconies. (Revised application)
DECISION:	Grant 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 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 B shall be undertaken without the prior written permission of the Local Planning Authority.

Report Item No: 9

APPLICATION No:	EPF/0713/09
SITE ADDRESS:	Millrite Engineering 151 - 153 London Road Stanford Rivers Ongar Essex CM5
PARISH:	Stanford Rivers
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Retaining store/forge to front and converting to two bedroom single storey unit, retaining spray and bending building and conversion to a two bedroom bungalow, retaining two, two storey workshops and office building and converting to a four bedroom house. (Resubmitted application)
DECISION:	Grant Permission (subject to 106 agreement)

The Committee agreed to Grant Permission subject to the applicant/developer entering into and signing an s106 agreement regarding the sum of £100,000 for off-site affordable housing, within 6 months of the Committee's resolution.

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted shall be carried out in accordance with detailed plans and particulars which shall have previously been submitted to and approved by the Local Planning Authority, showing the layout of proposed development including the provision of garaging/visitors' car parking spaces/vehicles loading or unloading, and turning areas, and the siting, design and external appearance of each of the buildings and the means of access thereto.
- 3 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.
- 4 Details of foul and surface water disposal shall be submitted to and approved by the Local Planning Authority before any work commences and the development shall be implemented in accordance with such agreed details.
- 5 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.

- 6 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.

- 7 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.

- 8 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.

- 9 No development hereby approved shall take place until measures to meet the Council's requirements for affordable housing within the Epping Forest District Council area are secured.

Report Item No: 10

APPLICATION No:	EPF/0824/09
SITE ADDRESS:	Oxford Lodge Tysea Hill Stapleford Abbots Romford Essex RM4 1JP
PARISH:	Stapleford Abbots
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Conversion of existing garage to habitable room and construction of new detached garage block.
DECISION:	Grant 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 garage, shall match those of the adjacent existing house known as Oxford Lodge.

Report Item No: 11

APPLICATION No:	EPF/0605/09
SITE ADDRESS:	Wansfell College 30 Piercing Hill Theydon Bois Epping Essex CM16 7SW
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Discharge of condition 4 'surface materials and details of car parking', condition 12 ' hard and soft landscaping', condition 14 ' soft landscaping', conditions 15 and 16 ' tree protection measures' on EPF/2464/06.
DECISION:	Approve the details submitted