

## EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

**Committee:** Area Planning Subcommittee   **Date:** 9 March 2011  
South

**Place:** Roding Valley High School, Brook Road, Loughton, Essex IG10 3JA   **Time:** 7.30 - 10.45 pm

**Members Present:** K Chana (Vice-Chairman), R Barrett, Mrs T Cochrane, R Cohen, D Dodeja, C Finn, Ms J Hart, J Knapman, J Markham, G Mohindra, Mrs C Pond, Mrs P Richardson, P Spencer, Mrs J Sutcliffe, Mrs L Wagland, Ms S Watson and D Wixley

**Other Councillors:**

**Apologies:** J Hart (Chairman), K Angold-Stephens, L Leonard, A Lion and B Sandler

**Officers Present:** S Solon (Principal Planning Officer), R Rose (Senior Lawyer), C Neilan (Landscape Officer & Arboriculturist), M Jenkins (Democratic Services Assistant), S G Hill (Senior Democratic Services Officer) and R Martin (Website Assistant)

### 87. 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.

### 88. ELECTION OF VICE-CHAIRMAN

In the absence of the Chairman, the Vice-Chairman assumed the role of Chairman and requested a nomination for the role of Vice-Chairman.

**RESOLVED:**

That Councillor Mrs L Wagland be elected Vice-Chairman for the duration of the meeting.

### 89. MINUTES

**RESOLVED:**

That the minutes of the last meeting of the Sub-Committee held on 16 February 2011 be taken as read and signed by the Chairman as a correct record.

### 90. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors D Dodeja, Mrs J Sutcliffe, P Spencer and Mrs S Watson declared a personal interest in the following item of the agenda by virtue of being members of Buckhurst Hill Parish Council. The Councillors had declared that their interests were not prejudicial and that they would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0006/11 BPI Poly Site, Brook Road, Buckhurst Hill IG9 5TU

(b) Pursuant to the Council's Code of Member Conduct, Councillors K Chana, J Knapman, G Mohindra and Mrs L Wagland declared a personal interest in the following items of the agenda by virtue of being members of Chigwell Parish Council. The Councillors had declared that their interests were not prejudicial and that they would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/2466/10 Land adjacent to 44 Coopers Close, Chigwell; and
- EPF/0067/11 Beaufort House, Pudding Lane, Chigwell IG7 6BY

(c) Pursuant to the Council's Code of Member Conduct, Councillor Mrs L Wagland declared a personal interest in the following item of the agenda by virtue of being the Portfolio Holder for Legal and Estates, with responsibility for restrictive covenants. The Councillor had declared that her interest was not prejudicial and that she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2439/10 Loughton Sports Centre, Rectory Lane, Loughton IG10

(d) Pursuant to the Council's Code of Member Conduct, Councillors Mrs T Cochrane, Ms J Hart, J Markham, Mrs C Pond and D Wixley declared a personal interest in the following items of the agenda by virtue of being members of the Loughton Resident's Association. In addition Councillor D Wixley declared further interests in application EPF/2439/10 Loughton Sports Centre, rectory Lane, Loughton IG10 as a former member of Debden Community Association, and also in respect of EPF/2330/10 Dryads Hall, Woodbury Hill, Loughton IG10 1JB as a Tree Warden. Councillor Ms J Hart declared a personal interest in application EPF/2439/10 Loughton Sports Centre, Rectory Lane, Loughton IG10 as she had been employed by Debden Community Association, and also in respect of application EPF/0133/11 Part Ground Floor, Sterling House, Langston Road, Loughton IG10 3TS as the ward member. The Councillors had declared that their interests were not prejudicial and that they would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/2439/10 Loughton Sports Centre, Rectory Lane, Loughton IG10;
- EPF/2565/10 10 Valley Hill, Loughton IG10 3AE;
- EPF/0133/11 Part Ground Floor, Sterling House, Langston Road, Loughton IG10 3TS; and
- EPF/2330/10 Dryads Hall, Woodbury Hill, Loughton IG10 1JB

(e) Pursuant to the Council's Code of Member Conduct, Councillors Mrs C Pond, Mrs P Richardson and D Wixley declared a personal interest in the following items of the agenda by virtue of being members of Loughton Town Council. The Councillors had declared that their interests were not prejudicial and that they would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/2439/10 Loughton Sports Centre, Rectory Lane, Loughton IG10;

- EPF/2565/10 10 Valley Hill, Loughton IG10 3AE;
- EPF/2685/10 72 Newmans Lane, Loughton IG10 1TH;
- EPF/0133/11 Part Ground Floor, Sterling House, Langston Road, IG10 3TS; and
- EPF/2330/10 Dryads Hall, Woodbury Hill, Loughton IG10 1JB

(f) Pursuant to the Council's Code of Member Conduct, Councillor C Finn declared a personal interest in the following item of the agenda by virtue of being a member of Loughton Residents Association. The Councillor had declared that his interest was not prejudicial and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2330/10 Dryads Hall, Woodbury Hill, Loughton IG10 1JB

(g) Pursuant to the Council's Code of Member Conduct, Councillor D Wixley declared a personal interest in the following item of the agenda by virtue of having met, quite recently, the Head Teacher of St. John's Church of England Primary School, the school had objected to the original application. The Councillor had declared that his interest was not prejudicial and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0006/11 BPI Poly Site, Brook Road, Buckhurst Hill IG9 5TU

#### **91. ANY OTHER BUSINESS**

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

#### **92. DEVELOPMENT CONTROL**

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

##### **RESOLVED:**

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

#### **93. DELEGATED DECISIONS**

The Sub-Committee noted that schedules of planning applications determined by the Director 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

<b>APPLICATION No:</b>	EPF/2439/10
<b>SITE ADDRESS:</b>	Loughton Sports Centre Rectory Lane Loughton Essex IG10
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of Loughton Sports Centre. Proposal for 72 bed care home development with car parking and landscaped secure garden areas. (Revised application)
<b>DECISION:</b>	Granted Permission (Subject to Legal Agreement)

### Click on the link below to view related plans and documents for this case:

[http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=523295](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=523295)

### 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 have taken place until details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
- 3 The development shall proceed in accordance with the approved plans unless otherwise agreed in writing by the Local Planning Authority.
- 4 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
  1. The parking of vehicles of site operatives and visitors
  2. Loading and unloading of plant and materials
  3. Storage of plant and materials used in constructing the development
  4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
  5. Measures to control the emission of dust and dirt during construction
  6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
- 5 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works

shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 6 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan and Arboricultural Method Statement in accordance with BS:5837:2005 (Trees in relation to construction) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved Tree Protection Plan and Arboricultural Method Statement unless the Local Planning Authority gives its written consent to any variation.
- 7 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Planning Authority.
- 8 Trees which are to be felled and are identified within the Phase 1 Habitat Survey and Ecological Scoping Survey as having moderate-low potential to support a bat roost should be 'soft felled' (a technique involving a more cautious felling process where lowering and cushioning techniques are used to reduce the impact of felling).
- 9 Prior to the first occupation of the development hereby approved, a Travel Plan shall be submitted to the Local Planning Authority and approved in writing. The site shall operate in accordance with the Travel Plan thereafter, unless otherwise agreed in writing by the Local Planning Authority.
- 10 The parking area shown on the approved plan (Drawing no. R5902 96) shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of staff and visitors vehicles.
- 11 No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition

that follows]

- 12 Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]
- 13 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]
- 14 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report (referred to in PPS23 as a Validation Report) that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
- 15 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above

condition.

- 16 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 17 No development shall commence until a survey by a competent person has been carried out to establish the presence or otherwise of Japanese Knotweed and submitted to the Local Planning Authority. The survey should also note any knotweed adjoining the site. If Japanese Knotweed is confirmed, full details of a scheme for its eradication and/or control programme suitable for the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the substantial completion of the development hereby approved.
- 18 Prior to the commencement of the development hereby approved details of the proposed refuse storage areas shall be submitted to the Local Planning Authority for approval in writing. The development shall proceed in accordance with the approved details.
- 19 During clearance, demolition and construction, there shall be no bonfires within the site.
- 20 Prior to the commencement of the development hereby approved details of extraction and ventilation equipment for the kitchens shall be submitted to the Local Planning Authority for approval in writing. The development shall proceed in accordance with the approved details.
- 21 Prior to the commencement of the development hereby approved details of foul drainage shall be submitted to the Local Planning Authority for approval in writing. The development shall proceed in accordance with the approved details.
- 22 No external lighting shall be erected on the site without the prior written approval of the Local Planning Authority.
- 23 Prior to the commencement of the development hereby approved details of bat boxes to be attached to the building shall be submitted to the Local Planning Authority for approval in writing. The development shall proceed in accordance with the approved details.
- 24 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tools. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.

**Subject to the applicant entering into a Section 106 Legal Agreement within six months for the developer contributing in respect of the following:**



- **A financial contribution of £64,442 towards additional costs incurred by the Health Authority (west Essex Primary Care Trust) arising from the development proposed.**
- **A financial contribution of £3,000 towards the monitoring (by the Highway Authority) of a Travel Plan to be submitted by the applicant.**

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/2466/10
<b>SITE ADDRESS:</b>	Land adjacent to 44 Coopers Close Chigwell Essex
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Row
<b>DESCRIPTION OF PROPOSAL:</b>	Renewal of planning permission EPF/2080/05 for proposed two bedroom house with parking and amenity space.
<b>DECISION:</b>	Granted Permission (With Conditions)

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/Anitelm.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=523339](http://planpub.eppingforestdc.gov.uk/Anitelm.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=523339)

**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 have taken place until details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
  
- 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  
No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan and Arboricultural Method Statement in accordance with BS:5837:2005 (Trees in relation to construction) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved Tree Protection Plan and Arboricultural Method Statement unless the Local Planning Authority gives its written consent to any variation.

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 A, Class E shall be undertaken without the prior written permission of the Local Planning Authority.

6

No development shall take place until details of the proposed surface materials for the forecourt have been submitted to and approved in writing by the Local Planning Authority. The agreed surfacing shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property. The agreed surface treatment shall be completed prior to the first occupation of the development or within 1 year of the substantial completion of the development hereby approved, whichever occurs first.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/2565/10
<b>SITE ADDRESS:</b>	10 Valley Hill Loughton Essex IG10 3AE
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Roding
<b>DESCRIPTION OF PROPOSAL:</b>	Retrospective application for the change of use of the existing outbuilding ancillary to the dwelling house to a mixed use comprising a training facility (Beauty Therapy ) and an ancillary use to the dwelling house. (Revised application)
<b>DECISION:</b>	Withdrawn by applicant

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=523732](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=523732)

This application was withdrawn by the applicant prior to the meeting of the Sub-Committee. Accordingly, it was not considered.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/2685/10
<b>SITE ADDRESS:</b>	72 Newmans Lane Loughton Essex IG10 1TH
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of detached house on land/garden to side of existing house, with car space at front. (Revised application)
<b>DECISION:</b>	Granted Permission (With Conditions)

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=524253](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=524253)

Members were generally happy with the proposal but were concerned that the interests of highway safety should be safeguarded by the imposition of conditions to ensure no surface run-off from the site to the highway would be caused and that the proposed off-street parking space is accessible.

**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 have taken place until details of the types and colours of the external finishes to the new house, and to the new driveway, have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
- 3 No development shall take place until details of measures to prevent the discharge of surface water from the site onto the public highway 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: In the interests of highway safety.

- 4 No development shall take place until arrangements have been secured to implement the proposed "car access" across the green adjacent to the site indicated on drawing 2 of 2A and the Block Plan accompanying application ref. EPF/2685/10.

Reason: To ensure proposed off-street parking provision on site is accessible and therefore capable of use in the interests of the safe and free flow of traffic on the adjacent highway.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/0006/11
<b>SITE ADDRESS:</b>	BPI Poly Site Brook Road Buckhurst Hill Essex IG9
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	Minor amendment to planning permission EPF/0446/10. (14 dwellings with associated car parking, access road and landscaping) comprising 1) relocation of plots 9 and 10 to accommodate 6m surface water sewer easement, 2) Plot 7 and 8 to become semi-detached, 3) Two storey extension added to rear of plots 5 and 9, 4) Square bays indicated on front of plots 1-4 and rear bays added, 5) Plots 1 and 2 dividing rear fence line amended, 6) Triple garage at rear of site altered to quadruple garage, 7) Double garage beside plot 10 altered to triple garage.
<b>DECISION:</b>	Granted Permission (Subject to Legal Agreement)

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/AnitELM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=524321](http://planpub.eppingforestdc.gov.uk/AnitELM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=524321)

**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 materials used in the external finishes of the building shall be Wienerberger Warnham Light Multi Stock brick; Wienerberger Yellow Gilt Stock brick; Redland Grovebury breckland brown tile; and Redland Grovebury slate grey tile in accordance with the detail within the External Materials Schedule H4598 Brook Road, Buckhurst Hill Rev A approved under application reference EPF/2386/10, unless otherwise agreed in writing by the Local Planning Authority.
- 3 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan and Arboricultural Method Statement in accordance with BS:5837:2005 (Trees in relation to construction) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved Tree Protection Plan and Arboricultural Method Statement unless the Local Planning Authority gives its written consent to any variation.
- 4 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works

shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 5 Prior to first occupation of the building hereby approved the proposed window openings in the first and second floor side elevations of plots 4, 8, 11, 14 and in the first floor side elevations of plots 5, 9 and 10 and in the first floor rear elevation of plot 6 shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 6 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the garage(s) hereby approved shall be retained so that it is capable of allowing the parking of cars together with any ancillary storage in connection with the residential use of the site, and shall at no time be converted into a room or used for any other purpose.
- 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 extensions or outbuildings generally permitted by virtue of Schedule 2 Part 1 Classes A and E shall be undertaken at plots 1, 2, 3, 4, 11, 12 and 13 without the prior written permission of the Local Planning Authority.
- 8 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 rear extensions generally permitted by virtue of Schedule 2 Part 1 Class A shall be undertaken at plots 5 and 9 without the prior written permission of the Local Planning Authority.
- 9 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 hardsurfaces generally permitted by virtue of Schedule 2 Part 1, Class F shall be undertaken without the prior written permission of the Local Planning Authority.
- 10 No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters,

ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.

[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]

- 11 Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]
- 12 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]
- 13 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report (referred to in PPS23 as a Validation Report) that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
- 14 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in



accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.

- 15 The development hereby approved shall be implemented in accordance with the details of levels shown on drawing no. HCC/6851/311 Rev. A approved under application EPF/2386/10.
- 16 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.
- 17 Prior to the first occupation of the development hereby approved the access and footway arrangements as shown in principle on drawing no.3635 P101 rev.H onto Brook Road shall be provided. Details of the design including 6m minimum radius kerbs and the provision of pedestrian dropped kerb crossings with appropriate tactile paving across the new bellmouth access shall be submitted to the Local Planning Authority for approval. The development shall proceed in accordance with the approved details.
- 18 Details of the reconstruction of the footway and kerb across the entire site frontage, including the reinstatement of any redundant crossovers and any holes left by the removal of existing bollards, shall be submitted to the Local Planning Authority for approval in writing. The works shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved.
- 19 Prior to the first occupation of the development hereby approved, the access at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4metres by 70metres to the east and 2.4metres by 90metres to the west, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided before the access is first used by vehicular traffic and retained free of any obstruction at all times.
- 20 Prior to commencement of the development hereby approved, details of the estate roads and footways (including layout, levels, gradients, surfacing and means of surface water drainage) shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.
- 21 The carriageway of the proposed estate road 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 from that road. 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 twelve months from the occupation of such

dwellings.

- 22 Wheel washing facilities shall be placed on site prior to the commencement of the development hereby approved and shall remain onsite for the duration of the construction of the development.
- 23 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

**Subject to, within 6 months of the resolution to grant planning permission, the completion of a variation to the existing Section 106 Agreement which secures the following matters upon the substantial completion of 4 of the proposed houses:**

1. **A financial contribution of £95,924 towards making provision for additional school places within the locality, and**
2. **A financial contribution of £100,000 towards the provision of affordable housing within the locality.**

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/0067/11
<b>SITE ADDRESS:</b>	Beaufort House Pudding Lane Chigwell Essex IG7 6BY
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Row
<b>DESCRIPTION OF PROPOSAL:</b>	Partial demolition of existing house. Erection of one-storey replacement building. Rear extensions at ground floor and first floor level with rear dormer windows and new terrace area. Side dormer window at first floor level, pergola structure and reconfiguration of roof slope.
<b>DECISION:</b>	Granted Permission (With Conditions)

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=524509](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=524509)

**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 development, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 Any material excavated to create the basement area shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 4 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/0133/11
<b>SITE ADDRESS:</b>	Part Ground Floor Sterling House Langston Road Loughton Essex IG10 3TS
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Broadway
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use of 385m2 of B1/B2/B8 ground floor space (suite G2) to D2 Assembly and Leisure use. (Revised application)
<b>DECISION:</b>	Granted Permission (With Conditions)

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=524772](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=524772)

**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 D2 use hereby permitted shall not be open to customers / members outside the hours of 7.00am to 7.00pm on Mondays to Fridays, Saturdays, Sundays and public holidays.

**Report Item No: 8**

<b>APPLICATION No:</b>	EPF/2330/10
<b>SITE ADDRESS:</b>	Dryads Hall Woodbury Hill Loughton Essex IG10 1JB
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Johns
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/15/06 T1 - Ginkgo biloba - Fell to ground level and treat stump with herbicide
<b>DECISION:</b>	Refused Permission

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=522974](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=522974)

Members were not satisfied it had been demonstrated the tree has caused existing damage to Mulberry or that its removal would prevent further damage. Members did not, however, consider it appropriate to give weight to any statement by the owner of Dryads Hall regarding proposals they may have for the tree.

**REASON FOR REFUSAL**

- 1 The felling of the Ginkgo, T1, in Dryads hall, has not been demonstrated to be necessary, since:

The applicants have not sufficiently investigated the causative mechanisms that have led to the minor cracking and other effects at Mulberry, and have not taken the opportunity to supply further information, and therefore it cannot be safely concluded by the Local Planning Authority either that the Ginkgo has damaged Mulberry or that its removal would be reasonably likely to resolve those issues, or be a necessary part of their resolution.

