

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee East **Date:** 24 October 2012

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 10.05 pm

Members Present: A Boyce (Chairman), Mrs S Jones (Vice-Chairman), K Avey, Mrs H Brady, W Breare-Hall, T Church, Mrs A Grigg, D Jacobs, P Keska, Mrs M McEwen, R Morgan, J Philip, B Rolfe, D Stallan, G Waller, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

Other Councillors:

Apologies: P Gode

Officers Present: J Shingler (Principal Planning Officer), A Hendry (Democratic Services Officer) and G J Woodhall (Democratic Services Officer)

39. 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.

40. 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.

41. MINUTES

Resolved:

(1) That the minutes of the meeting held on 26 September 2012 be taken as read and signed by the Chairman as a correct record, subject to amending the Apologies for Absence to include Councillor D Jacobs.

42. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor T Church declared a non-pecuniary interest in the following item of the agenda by virtue of being acquainted with the applicant. The Councillor indicated that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0457/12 Coppice Farm, Coppice Row, Theydon Bois.

(b) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a non-pecuniary interest in the following item of the agenda by virtue of being acquainted with the applicant. The Councillor indicated that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/0457/12 Coppice Farm, Coppice Row, Theydon Bois.

(c) Pursuant to the Council's Code of Member Conduct, Councillor K Avey declared a non-pecuniary interest in the following item of the agenda. The Councillor indicated that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0817/12 Upper Clapton Football Club, Upland Road, Thornwood.

(d) Pursuant to the Council's Code of Member Conduct, Councillor T Church declared a non-pecuniary interest in the following item of the agenda, by virtue of being a former member of the club. The Councillor indicated that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0817/12 Upper Clapton Football Club, Upland Road, Thornwood.

(e) Pursuant to the Council's Code of Member Conduct, Councillors M McEwen and B Rolfe declared a non-pecuniary interest in the following item of the agenda, by virtue of a member of the club having acted as their election agent in the past, although neither Councillor had any other connection with the Club. The Councillors indicated that they would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0817/12 Upper Clapton Football Club, Upland Road, Thornwood.

(f) Pursuant to the Council's Code of Member Conduct, Councillors A Grigg and J H Whitehouse declared a non-pecuniary interest in the following item of the agenda, by virtue of having attended public meetings regarding the site. The Councillors indicated that they would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0817/12 Upper Clapton Football Club, Upland Road, Thornwood.

(g) Pursuant to the Council's Code of Member Conduct, Councillor J H Whitehouse declared a non-pecuniary interest in the following item of the agenda. The Councillor indicated that she would leave the meeting for the consideration of the application and voting thereon:

- EPF/1391/12 30 Bower Hill, Epping.

(h) Pursuant to the Council's Code of Member Conduct, Councillor M McEwen declared a non-pecuniary interest in the following item of the agenda, by virtue of her son residing in the same road. The Councillor indicated that she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1632/12 Homecroft, Norwood End, Fyfield.

43. ANY OTHER BUSINESS

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

44. TPO EPF/11/12 - BEECHWOOD, THEYDON ROAD, EPPING

The Principal Planning Officer presented a report concerning a Tree Preservation Order at Beechwood on Theydon Road in Epping.

The Principal Planning Officer reported that an application was submitted for a new dwelling on this site in 2010, however prior to submitting the application the applicant felled a considerable number of mature trees to provide space in which to build the new dwelling. The purpose of this Order was to protect the newly planted trees to ensure a continuance of tree cover on the site for the long term. Six of the trees were on the front boundary of the property, and over time would screen the new house. A seventh tree, a beech, was intended to become a future 'landmark' tree; the location for its planting had been chosen with this specifically in mind and because there was sufficient space around it for it to develop to its natural shape and size. There had previously been a visually important beech tree on this site, so it was particularly significant that a replacement was planted and retained in this location.

The Principal Planning Officer informed the Sub-Committee that an objection had been received from the owner of the property, the basis of which was that the trees were already protected by planning conditions and to make a Tree Preservation Order was excessive and unnecessary. Officers felt that, given the significant tree loss that occurred on the site prior to an application for the new house being submitted, it was considered that in making this order the long term future of trees on this site would be secured, and that the new dwelling would be adequately screened. The Sub-Committee was therefore requested to confirm the order without modification.

Resolved:

- (1) That Tree Preservation Order EPF/11/12 be confirmed without modification.

45. DEVELOPMENT CONTROL

Resolved:

- (1) That the planning applications numbered 1 – 6 be determined as set out in the schedule attached to these minutes.

46. 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

APPLICATION No:	EPF/0457/12
SITE ADDRESS:	Coppice Farm Coppice Row Theydon Bois Epping Essex CM16 7DS
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Demolition of existing buildings and erection of single dwelling, including change of use of part of site to residential garden (Revised application).
DECISION:	Referred to District Development Control Committee.

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=535721

The application was referred to the District Development Control Committee with a recommendation to grant consent subject to the legal agreement and conditions set out in the report.

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 will be completed strictly in accordance with the approved drawings nos: 959/08B, 959/11E, 959/12D, 959/15 and 959/16.
3. No construction works above ground level shall have taken place until documentary and photographic 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.
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.
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, B and E shall be undertaken without the prior written permission of

the Local Planning Authority.

6. 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 and 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.
7. No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan, Arboricultural Method Statement and site monitoring schedule in accordance with BS 5837:2012 (Trees in relation to design, demolition and construction - Recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
8. No development shall take place until details of the proposed surface materials for the driveway and hard standing area 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.
9. 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 tool. 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.
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 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. 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 08.00 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.
16. No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
17. All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
18. Before any preparatory demolition or construction works commence on site, full ecological surveys and a mitigation strategy for the site shall be submitted to the Local Planning Authority for agreement in writing with a working methodology for site clearance and construction work to minimise impact on any protected species and nesting birds. Development shall be undertaken only in accordance with the agreed strategy and methodology.
19. All buildings and containers within the site indicated on the site survey plan ref: 959/08b shall be removed from the land prior to commencement of the development.
20. The garage hereby approved shall remain as a garage and for no other use unless prior written consent is granted from the Local Planning Authority.
21. The residential curtilage of the dwelling hereby approved is restricted to that area outlined in red on the application drawing 959/12D. The area outlined in blue is to remain as agricultural land.

Subject to the completion, within 6 months, of an agreement under Section 106 of the Town and Country Planning Act 1990 to ensure that the new dwelling house meets at least level 5 of the Code for Sustainable Homes.

Report Item No: 2

APPLICATION No:	EPF/0817/12
SITE ADDRESS:	Upper Clapton Football Club Upland Road Thornwood Epping Essex CM16 6NL
PARISH:	North Weald Bassett
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Replacement club house and associated development and outline planning for enabling residential development.
DECISION:	Referred to District Development Control Committee.

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=537099

Members discussed the issues surrounding this scheme and there was a great deal of support for the club and for the redevelopment of the sporting facility, which was seen as important for the community. However there was concern about the number of houses proposed and whether the 8 houses shown on the indicative plans was an acceptable form of development.

The case officer stated that the applicant had confirmed in writing prior to the meeting that if the number and/or size of dwellings was a sticking point they were happy for members to consider removing the number of dwellings from the description of the development to enable the application to move forward. This is an unusual option, but given that the residential element of the proposal is in outline only (with the plans only indicative) and that in order to achieve funding from Sport England a positive decision was required that night, members felt, on officer advice, that this was an appropriate way forward and would enable further indicative plans to be submitted prior to DDCC possibly with a lesser number of dwellings.

Members therefore agreed to amend the description of development to "Replacement club house and associated development and outline application for enabling residential development" and referred the application to the District Development Control Committee with a recommendation to grant consent.

Members however requested that when the item is reported to DDCC additional information regarding the valuation of the site is provided to establish how many properties (and of what size) would be required to achieve adequate cross funding to enable the proposed redevelopment of the sports facilities to go ahead, which will help members of DDCC weigh up whether the specific circumstances are sufficient to outweigh the harm.

In addition it was requested that officers look into the possibility of achieving a legal agreement requiring the developers to provide additional street lighting in Upland Road, and report this back to DDCC.

Report Item No: 3

APPLICATION No:	EPF/1232/12
SITE ADDRESS:	Mushroom Pedlars End Moreton Ongar Essex CM5 0LW
PARISH:	Moreton, Bobbingworth and the Lavers
WARD:	Moreton and Fyfield
DESCRIPTION OF PROPOSAL:	Change of use and conversion of a former agricultural building, from curtilage living accommodation to separate dwelling with separate curtilage.
DECISION:	Grant 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=538734

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 will be completed strictly in accordance with the approved drawings nos: 2888, 2888/1.
3. No construction works above ground level shall have taken place until documentary and photographic 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.
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 and E shall be undertaken without the prior written permission of the Local Planning Authority.
5. No development shall take place until details of the proposed surface materials for the accessway 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.

6. 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 08:00 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.
7. Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be provided prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
8. The proposed boundary fence as identified on drawing 2888/1 separating the new dwelling from "The Mushrooms" shall be erected prior to the proposed building being used as a separate dwellinghouse and permanently retained as such.
9. 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]

10. 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]

11. 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]

12. Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification 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.
13. 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.
14. The parking and turning area shown on the approved plan shall be provided prior to the first use of the site as a separate dwelling and thereafter retained free of obstruction for the parking and turning of residents' and visitors' vehicles.

Report Item No: 4

APPLICATION No:	EPF/1391/12
SITE ADDRESS:	30 Bower Hill Epping Essex CM16 7AD
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Change of use of part of a farm supplier's yard into a manual car/vehicle valet wash facility. (Revised application)
DECISION:	Grant 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=539500

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 will be completed strictly in accordance with the approved drawings nos: 12043_002 Rev C received amended on 09/10/12.
3. The building adjacent to the northern site boundary shall only be used for purposes ancillary to the use of the site as a car wash and not for any other purpose.
4. No signage shall be erected at the site without the prior written approval of the Local Planning Authority.
5. The use hereby approved shall operate only between the hours of 08.00 and 19.00 Monday to Friday, between 08:00 and 17:00 on Saturdays and between 10.00 and 16.00 Sundays and Public/Bank Holidays.
6. Prior to the proposed development coming into use, the access off of the industrial estate shall be provided with a minimum width of 5 metres for at least the first 6 metres from the back edge of the carriageway.
7. Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.
8. No development shall take place until details of foul and surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.

9. 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]

10. 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]

11. 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]

12. Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification 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.
13. 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.
14. Entry and exit to the site shall only be from the gate adjacent to the access road for the industrial estate and there shall be no entry or exit from the gate onto the public highway, adjacent to Bower Hill.
15. The proposed fence as identified on the approved plan for the purposes of sectioning off the car wash from the remainder of the site shall be erected prior to the first use of the development hereby approved and permanently retained whilst the car wash is in operation.

Report Item No: 5

APPLICATION No:	EPF/1569/12
SITE ADDRESS:	83A Theydon Park Road Theydon Bois Epping Essex CM16 7LS
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Proposed front and rear extensions to existing bungalow combined with raising of roof and loft conversion.
DECISION:	Grant 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=540163

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. Within 2 months of the substantial completion of the development hereby approved, the proposed first floor window openings in the north-east and south-west side elevations and the proposed ground floor window opening in the south-west side elevation shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.

Report Item No: 6

APPLICATION No:	EPF/1632/12
SITE ADDRESS:	Homecroft Norwood End Fyfield Ongar Essex CM5 0RW
PARISH:	Fyfield
WARD:	Moreton and Fyfield
DESCRIPTION OF PROPOSAL:	Three bay garage with log store and store room above.
DECISION:	Refuse Permission (Householder).

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=540564

REASON FOR REFUSAL

1. The overall size, height and bulk of the proposal is out of scale with the size of the dwelling it is to serve and the untraditional design is not considered to complement or enhance the application site or surrounding area and is therefore considered detrimental to the character and appearance of the locality contrary to policies DBE1, DBE4 and DBE10 of the Adopted Local Plan and Alterations and the National Planning Policy Framework.
2. The proposal would result in an unacceptably large building due to its overall height and bulk which would be harmful to the character and openness of the Green Belt in this location. Furthermore there are no special circumstances put forward to outweigh this harm. As such the development is inappropriate development in the Green Belt and is contrary to GB2A, GB7A and DBE4 of the Adopted Local Plan and Alterations and National Planning Policy Framework.

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