

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee West **Date:** 5 June 2013

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 10.10 pm

Members Present: Ms Y Knight (Chairman), A Mitchell MBE (Vice-Chairman), R Bassett, R Butler, Mrs R Gadsby, Ms H Kane, Mrs J Lea, Mrs M Sartin, Ms G Shiell, Mrs P Smith, Ms S Stavrou and J Wyatt

Other Councillors:

Apologies: A Watts and Mrs E Webster

Officers Present: N Richardson (Assistant Director (Development Control)), C Neilan (Landscape Officer & Arboriculturist), S G Hill (Senior Democratic Services Officer), M Jenkins (Democratic Services Assistant) and G J Woodhall (Democratic Services Officer)

1. WEBCASTING INTRODUCTION

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

2. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 8 May 2013 be taken as read and signed by the Chairman as a correct record.

3. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor R Bassett declared a non-pecuniary interest in the following item of the agenda, by virtue of living opposite the tree concerned at Wheelers Green. The Councillor had determined that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/0752/13 11 Wheelers Green, Middle Street, Nazeing EN9 2LF

(b) Pursuant to the Council's Code of Member Conduct, Councillors Ms S Stavrou and Mrs M Sartin declared a non-pecuniary interest in the following items of the agenda, by virtue of being members of the Lee Valley Regional Park Authority. The Councillors had determined that they would remain in the meeting for the duration of the discussion and voting thereon:

- EPF/0711/13 Hailes Farm, Low Hill Road, Roydon CM19 5JW; and
- EPF/0495/13 Willow Lea, Clyde Road, Roydon EN11 0BE

(c) Pursuant to the Council's Code of Member Conduct, Councillor Ms S Stavrou declared a non-pecuniary interest in the following item of the agenda, by virtue of her grandchildren attending High Beech C of E Primary School. The Councillor had determined that she would remain in the meeting for the duration of the discussion and voting thereon:

- EPF/0587/13 High Beech C of England Primary School, Mott Street, Waltham Abbey

4. ANY OTHER BUSINESS

It was reported that there was no urgent business for consideration at the meeting.

5. DEVELOPMENT CONTROL

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

RESOLVED:

That, Planning applications numbered 1 – 10 be determined as set out in the annex to these minutes.

6. PLANNING PROTOCOL - SITE VISITS

The Sub-Committee received a report and guidelines regarding the Planning Protocol – Site Visits from the Senior Democratic Services Officer.

At a meeting of the District Development Control Committee on 27 March 2013, consideration was given to further guidance for both members and public attending site visits to avoiding the perception of pre-determination and ensuring that there was a consistent approach during each visit.

The guidance was in two documents, one aimed at members, and the other at interested parties. The documents formed supplementary guidance to the Council's Planning Protocol.

The District Development Control Committee agreed that an item should be placed on each planning committee to reiterate the process for future visits. It would also be sent to members, applicants and objectors (where known) when a site visit was organised.

It was agreed by the Assistant Director of Planning and Economic Development that officers would meet to ensure a consistent approach by officers.

It was suggested that the Chairman of the Planning Sub-Committees remind members at a site visit of the guidance and that this was not an opportunity for lobbying members.

RESOLVED:

(1) That the guidance regarding site visits be noted, and that the guidance is followed when undertaking future site visits; and

(2) That this guidance has been published on the District Council's website and will be sent to members, applicants and objectors (if known) when a site visit is organised by noted.

7. PROBITY IN PLANNING - APPEAL DECISIONS, OCTOBER 2012 TO MARCH 2013

The Sub-Committee received a report from the Assistant Director of Planning and Economic Development (Development Control) regarding Probity in Planning – Appeal Decisions 1 October 2012 to 31 March 2013.

In compliance with the recommendation of the District Auditor, the report advised the decision making committees of the results of all successful appeals, particularly those refused by committee contrary to officer recommendation. The purpose being to inform the committee of the consequences of their decisions in this respect and, in cases where the refusal was found unsupportable on planning grounds, an award of costs may have been made against the Council.

In recent years the Council's performance had been 18% in 2003/04, 29% in 2004/05, 22% in 2005/06, 30% in 2006/07, 29% in 2007/08, 40.3% for 2008/09, 30.9% in 2009/10, 36.6% in 2010/11, 28.8% in 2011/12 and 27.7% in 2012/13.

Since 2011/12, there had been two local indicators one of which measured all planning application type appeals as a result of committee reversals of officer recommendations (KPI55) and the other, which measured the performance of officer recommendations and delegated decisions (KPI54). Over the six month period between October 2012 and March 2013, the Council received 43 decisions on appeals (40 of which were planning related appeals, the other 3 were enforcement related). KPI54 and 55 measured planning application decisions and in total, out of this 40, 15 were allowed (37.5%). Broken down further, KPI54 performance was 6 out of 25 allowed (24%) and KPI55 performance was 9 out of 15 (60%). Out of the 15 planning appeals that arose from decisions of the committees to refuse contrary to the officer recommendation during the 6 month period, the Council was not successful in sustaining the committee's objection in 8 cases.

Therefore, the sub-committees were urged to continue to heed the advice that if considering setting aside the officer's recommendation it should only be in cases where members were certain they were acting in the wider public interest and where the committee officer could give a good indication of some success at defending the decision. As this was now highlighted as a separate performance target (KPI55), it therefore came under more scrutiny. Whilst 60% was the wrong side of the target for KPI55, members would be more satisfied to know that for the year end, the target of 50% had been achieved.

Out of 3 enforcement notice appeals decided, 1 was allowed and 2 dismissed. The appeal allowed concerned Holmsfield Nursery, Meadgate Road, Nazeing concerning the material change of use of the land to a private traveller/gypsy site.

During this period there were 4 successful finalised awards of costs made against the Council. Circular 03/2009 Costs Awarded in Appeals and Other Planning Proceedings advised that, irrespective of the outcome of the appeal, costs may only be awarded against a party who had behaved unreasonably and thereby caused the party applying for costs to incur unnecessary or wasted expense in the appeal process. There was only one case within the Plans West area, which was The Mulberries, Hamlet Hill, Roydon. The appeal for cost was successful against the

Council's withdrawal of an enforcement notice after it emerged that the notice did not cover all the unauthorised uses taking place on the site. The Inspector considered it was not therefore expedient for the Council to have issued it in the first place and awarded costs which amounted to £5,389.

Whilst performance in defending appeals had improved during the last couple of years, members were reminded that in refusing planning permission there needed to be justified reasons that in each case were relevant and necessary, but also sound and defensible to avoid paying costs.

RESOLVED:

That the Probity in Planning – Appeal Decisions October 2012 to March 2013 report, be noted.

8. DELEGATED DECISIONS

The Sub-Committee noted that details of planning applications determined by the Head of Planning Economic Development under delegated authority since the last meeting had been circulated to all members and were available for inspection at the Civic Offices.

CHAIRMAN

Minute Item 5

Report Item No: 1

APPLICATION No:	EPF/0587/13
SITE ADDRESS:	High Beech C Of E Primary School Mott Street Waltham Abbey Essex
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach
DESCRIPTION OF PROPOSAL:	TPO/EPF/18/93 G3 - Ash x 3, Sycamore x 1 - Fell
DECISION:	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=547311

CONDITIONS

- 1 Prior to the felling hereby agreed, the details of the replacement tree, or trees, of a number, species, size and in an appropriate position shall be approved in writing by the Local Planning Authority. The tree or trees shall then be planted within one month of the implementation as agreed, unless varied with the prior 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.
- 2 The felling authorised by this consent shall be carried out only after the Local Planning Authority has received, in writing, 5 working days prior notice of such works.

Report Item No: 2

APPLICATION No:	EPF/0752/13
SITE ADDRESS:	11 Wheelers Green Middle Street Nazeing EN9 2LF
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	TPO/EPF/23/83 T1 - Horse Chestnut - Fell
DECISION:	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=548170

CONDITIONS

- 1 Prior to the felling hereby agreed, the details of the replacement field maple tree, of a size and in an appropriate position shall be approved in writing by the Local Planning Authority. The tree shall then be planted within one month of the implementation as agreed, unless varied with the prior 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.
- 2 The Local Planning Authority shall receive in writing, 5 working days prior notice of felling.

Report Item No: 3

APPLICATION No:	EPF/0176/13
SITE ADDRESS:	The Mulberries and Poplars Farm Hamlet Hill Roydon Harlow Essex CM19 5JY
PARISH:	Roydon
WARD:	Roydon
DESCRIPTION OF PROPOSAL:	Change of use to enable the retrospective expansion of established bus and coach depot including: parking of 10 buses or coaches and 9 staff vehicles; use of buildings Q and R for the repair and maintenance of agricultural vehicles, buses and coaches and the storage of tools and equipment associated with the repair and maintenance of agricultural vehicles, buses and coaches; the use of part of building S for staff toilets; the outside repair of buses and coaches within designated area between buildings Q and R; and planting of 2 x 10m deep native tree belts.
DECISION:	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=545314

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 3212/1A, 3212/4 and 3212/5.
- 2 Within 6 months of the date of this consent I a scheme of soft landscaping and a statement of the methods, including a timetable, for its Implementation (linked to the development schedule), shall be submitted to the Local Planning Authority and approved in writing. The landscape scheme shall be carried out in accordance with the approved details and the agreed timetable. 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 in writing.
- 3 Any gates erected at the access to the site shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway.
- 4 No unbound material shall be used in the surface treatment of the vehicular access within 10m of the highway boundary with the site.

- 5 The site shall be used for the parking of a maximum of 10 buses/coaches or minibuses, unless otherwise agreed in writing by the Local Planning Authority and these shall be parked in the locations shown on the approved plan no. 3212/4.
- 6 Only buses coaches and minibuses operating from this site and the adjacent Poplars Farm depot and farm machinery used in farming of the land belonging to the Barker family as outlined in blue on the application drawings shall be maintained and repaired at the site.
- 7 Within 12 months of the date of this approval, all materials, vehicles/caravans and other open storage at the site other than operational buses/coaches and minibuses shall be cleared from the site and thereafter there shall be no open storage of any kind within the site.
- 8 The bus and coach depot use hereby approved shall be used only as an extension to the existing bus and coach depot on the adjoining Poplars Farm as shown on drawing no. 3212/4, with access for buses and coaches to be taken through the existing vehicular access at Poplars Farm and shall not be sold or let as separate business.

Report Item No: 4

APPLICATION No:	EPF/0711/13
SITE ADDRESS:	Hailes Farm Low Hill Road Roydon Harlow Essex CM19 5JW
PARISH:	Roydon
WARD:	Roydon
DESCRIPTION OF PROPOSAL:	Retrospective application for the change of use from B8 (Storage and Distribution) to Sui Generis Use as a bus/coach garage.
DECISION:	Deferred

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=547931

The Committee's attention was drawn to a representation from Roydon Parish Council.

The Committee deferred this item for a Members Site Visit.

Report Item No: 5

APPLICATION No:	EPF/0329/13
SITE ADDRESS:	Fernhall Farm Fernhall Lane Waltham Abbey Essex EN9 3TJ
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach
DESCRIPTION OF PROPOSAL:	Change of use of west barn and side barn to a residential dwelling with link extension and change of use from agriculture to residential.
DECISION:	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=545971

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: The submitted location plan, MKB213 01, 02, 03C and 04B (03C and 04B received amended on 15/05/13)
- 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 A, B and E shall be undertaken without the prior written permission of the Local Planning Authority.
- 4 No boundary treatment shall be erected on or adjacent to the site, other than that which has previously been submitted and agreed in writing by the Local Planning Authority.
- 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 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.

- 6 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]
- 7 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 in writing 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]
- 8 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 in writing 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]

- 9 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 in writing. The approved monitoring and maintenance programme shall be implemented.
- 10 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.
- 11 Prior to the commencement of development a Great Crested Newt Survey shall be submitted to the Local Planning Authority for approval. If the survey finds the species to be present in the vicinity a scheme of mitigation and relocation, including a timetable for the work, shall be further submitted as part of this condition for approval and the agreed mitigation/relocation shall be carried out in accordance with the agreed timetable unless otherwise agreed in writing.
- 12 Prior to the commencement of development a scheme of mitigation for Barn Owls shall be submitted to the Local Planning Authority for approval. The scheme of mitigation, including a timetable for the work, shall be submitted as part of this condition for approval and the agreed mitigation shall be carried out in accordance with the agreed timetable unless otherwise agreed in writing.
- 13 The proposed site clearance works shall be undertaken outside the bird breeding season (March - August inclusive) unless otherwise agreed by the Local Planning Authority.
- 14 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.
- 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 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.

Report Item No: 6

APPLICATION No:	EPF/0352/13
SITE ADDRESS:	Fernhall Farm Fernhall Lane Waltham Abbey Essex EN9 3TJ
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach
DESCRIPTION OF PROPOSAL:	Grade II listed building consent for a change of use of west barn and side barn to residential dwelling with link extension
DECISION:	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=546150

CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.
- 2 No development shall take place until samples 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. For the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.
- 3 A sample panel of brickwork shall be constructed on site showing the brick bond, mortar mix and pointing profile to be used for new brickwork to be approved by the Local Planning Authority.
- 4 Additional drawings that show details of proposed new windows, doors, eaves, verges, cills, structural openings and junctions with existing buildings in section and elevation at scales between 1:2 and 1:20 as appropriate shall be submitted to and approved by the Local Planning Authority prior to the commencement of works.
- 5 Additional drawings that show details of proposed changes to walls, floors and roof to address building regulation requirements in section at scales between 1:2 and 1:20 as appropriate shall be submitted to and approved by the Local Planning Authority prior to the commencement of works.
- 6 Sections showing new floors in relation to the existing timber frame shall be submitted to and approved by the Local Planning Authority prior to the commencement of works.

- 7 Additional drawings of new boundary treatments and any hard landscaping shall be submitted to and approved by the Local Planning Authority prior to their installation.
- 8 Details of any new flues, pipes, extracts or meter boxes shall be submitted to and approved by the Local Planning Authority prior to their installation.
- 9 Any new external pipes and rainwater goods shall be in painted metal
- 10 Historic fixtures and fittings, including internal boarding, shall be retained unless otherwise agreed in writing with the Local Planning Authority.

Report Item No: 7

APPLICATION No:	EPF/0339/13
SITE ADDRESS:	The Green Man Public House Broomstick Hall Road Waltham Abbey Essex EN9 1NH
PARISH:	Waltham Abbey
WARD:	Waltham Abbey North East
DESCRIPTION OF PROPOSAL:	Redevelopment to form 28 sheltered apartments for the elderly including communal facilities (Category II type accommodation), access, car parking and landscaping
DECISION:	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=546033

The Committee's attention was drawn to a representation from the Council's Director of Housing Services and from the National Health Services Property Services Ltd.

Member's agreed to Grant Permission subject to the completion of a s106 Legal Agreement, within 3 months of this resolution, securing a financial contribution of £430,000 in lieu of on-site affordable housing, payable on Practical Completion of the development.

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: 40013WA-PL01 to 40013WA-PL07 and 120287.
- 3 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such approved details.
- 4 Prior to first occupation of the development hereby approved, the proposed window opening(s) on first and second floors that service the communal hallways along the rear elevation shall be entirely fitted with obscured glass and shall be permanently retained in that condition.
- 5 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.

- 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 Prior to development, including works of demolition or site clearance, tree protection measures shall be installed in accordance with Barrell Tree Consultancy - Arboricultural Impact Appraisal and Method Statement dated February 2013. The development shall be carried out in accordance with this approved document unless the Local Planning Authority give its written consent to any variation.
- 8 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]
- 9 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 in writing 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]

- 10 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 in writing 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]
- 11 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 in writing. The approved monitoring and maintenance programme shall be implemented.
- 12 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.
- 13 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.
- 14 No development shall take place until details of levels have been submitted to and approved in writing 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.
- 15 No development shall commence until a scheme to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in full prior to the occupation of the development hereby approved.

- 16 Notwithstanding the parking layout shown on the approved plan (drawing no: [40013WA – PL02](#)), prior to commencement of the development, the developer shall submit a revised parking layout to demonstrate how 15 spaces could be accommodated within the site, the full details of which shall be agreed in writing by the Local Planning Authority. The approved parking details shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors' vehicles in perpetuity.
- 17 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. This approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.
- 18 The proposed development hereby approved shall be carried out in accordance with the proposals in the Flood Risk assessment prepared by Mott MacDonald dated February 2013 unless otherwise agreed in writing with the Local Planning Authority.
- 19 The proposed development hereby approved shall be carried out in accordance with the Ecological Appraisal & Building Inspections prepared E.P.R dated January 2013 unless otherwise agreed in writing with the Local Planning Authority.
- 20 The facades of the development shall be provided with sufficient double glazing and acoustically treated ventilators, or other means of ventilation that will provide adequate ventilation with the windows closed, as detailed within the AS7287.130214.N/A, provided by Alan Sauders Associates.
- 21 Details of the proposed double glazing and acoustically treated trickle ventilators, or other means of ventilation, shall be submitted to and agreed in writing by the Local Planning Authority and installed before any proposed residential development is occupied. The double glazing and trickle vents should be installed correctly to ensure that they provide the correct level of acoustic insulation.
- 22 The development hereby permitted shall only be occupied by persons aged 60 years or over or, in the case of couples living together as a single household, where one occupier is aged 60 or over and the other occupier is aged 55 or over.
- 23 Prior to first occupation of the development the following details shall have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:
- A. The access arrangements as shown in principle on drawing no.40013WA-PL02 to include, if a bell-mouth access is to be formed, two pedestrian crossing points with appropriate tactile paving across the access.
 - B. The provision of two pedestrian crossing points with appropriate tactile paving across The Gladeway at its junction with Farm Hill Road.
 - C. The provision of two pedestrian crossing points with appropriate tactile paving across Broomstick Hall Road, adjacent to the mini-roundabout, with the possibility of utilising and upgrading the existing refuge island in width and with tactile paving.
 - D. The provision of a flag and pole with integral telematics, raised kerbs and new bus cage with "No Waiting" plate to Essex County Council specification at an existing bus stop in the vicinity of the site.

E. The provision of raised kerbs to Essex County Council specification at "The Green Man" bus stop on the south side of Farm Hill Road.

The approved scheme of works shall be implemented prior to first occupation of the development.

Report Item No: 8

APPLICATION No:	EPF/0376/13
SITE ADDRESS:	145 Honey Lane Waltham Abbey Essex EN9 3AX
PARISH:	Waltham Abbey
WARD:	Waltham Abbey Honey Lane
DESCRIPTION OF PROPOSAL:	Retrospective application for the retention of a wooden shed in rear garden.
DECISION:	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=546291

CONDITIONS

- 1 The proposed building shall only be used for purposes incidental to the enjoyment of the dwellinghouse and shall not be used to operate a trade or business which would bring the use beyond incidental.

Report Item No: 9

APPLICATION No:	EPF/0492/13
SITE ADDRESS:	83 Upshire Road Waltham Abbey Essex EN9 3PB
PARISH:	Waltham Abbey
WARD:	Waltham Abbey Paternoster
DESCRIPTION OF PROPOSAL:	Extension to pavement and grass verge crossing
DECISION:	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=546930

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 crossover, shall be of a similar appearance to those of the existing crossover unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 10

APPLICATION No:	EPF/0495/13
SITE ADDRESS:	Willow Lea Clyde Road Roydon Harlow Essex EN11 0BE
PARISH:	Roydon
WARD:	Lower Nazeing Roydon
DESCRIPTION OF PROPOSAL:	Extensions to bungalow
DECISION:	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=546952

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 Prior to first occupation of the development hereby approved, the proposed window openings in the northern first floor flank 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.