

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee West **Date:** 26 February 2014

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 9.55 pm

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

Other

Councillors: D Stallan

Apologies: Ms H Kane

Officers Present: J Godden (Planning Officer), S Mitchell (PR Website Editor), P Pledger (Assistant Director (Property and Resources)) and R Perrin (Democratic Services Assistant)

69. WEBCASTING INTRODUCTION

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

70. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements agreed by the Council, to enable persons to address the Sub-Committee in relation to the determination of applications for planning permission.

71. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 29 January 2014 be taken as read and signed by the Chairman as a correct record.

72. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor R Bassett and S Stavrou declared a non pecuniary interest in agenda items 1 (EPF/2456/13 Former Red Cross Hall, Site (incl. Garages nos. 279-285) Roundhills, Waltham Abbey), 2 (EPF/2510/13 Garages to rear of 66-72 Fairways (site 4) Waltham Abbey and 3 (EPF/2511/13 Garages to rear of 53-79 (odds) Roundhills (site 7) Roundhills, Waltham Abbey by virtue of being a member of the Cabinet Committee on Council House Building which made the decision to submit this proposal for planning

consent. Councillor R Bassett and S Stavrou advised that they had received advice from the Monitoring Officer and confirmed that they were free to speak and vote on these applications.

(b) Pursuant to the Council's Code of Member Conduct, Councillor D Stallan declared a non pecuniary interest in agenda items 1 (EPF/2456/13 Former Red Cross Hall, Site (incl. Garages nos. 279-285) Roundhills, Waltham Abbey), 2 (EPF/2510/13 Garages to rear of 66-72 Fairways (site 4) Waltham Abbey and 3 (EPF/2511/13 Garages to rear of 53-79 (odds) Roundhills (site 7) Roundhills, Waltham Abbey by virtue of being the Chairman of the Cabinet Committee on Council House Building which made the decision to submit these proposal for planning consent. Councillor Stallan advised that he had received advice from the Monitoring Officer and confirmed that he was free to explain the application.

(c) Pursuant to the Council's Code of Member Conduct, Councillor G Shiell declared a non pecuniary interest in agenda items 1 (EPF/2456/13 Former Red Cross Hall, Site (incl. Garages nos. 279-285) Roundhills, Waltham Abbey), 2 (EPF/2510/13 Garages to rear of 66-72 Fairways (site 4) Waltham Abbey and 3 (EPF/2511/13 Garages to rear of 53-79 (odds) Roundhills (site 7) Roundhills, Waltham Abbey by virtue of having attended a meeting of the Cabinet Committee on Council House Building for the purpose of giving views as a local ward Councillor for these sites. Councillor Shiell confirmed that she was not party to the decision to bring forward the planning application and that she had received advice from the Monitoring Officer and confirmed that she was free to speak and vote on these applications.

(d) Pursuant to the Council's Code of Member Conduct, Councillor A Watts declared a non pecuniary interest in agenda items 1 (EPF/2456/13 Former Red Cross Hall, Site (incl. Garages nos. 279-285) Roundhills, Waltham Abbey), 2 (EPF/2510/13 Garages to rear of 66-72 Fairways (site 4) Waltham Abbey and 3 (EPF/2511/13 Garages to rear of 53-79 (odds) Roundhills (site 7) Roundhills, Waltham Abbey by virtue of being a local ward Councillor for these sites. Councillor Watts declared that his interests were not prejudicial and indicated that he would remain in the meeting during the consideration and voting on these items.

(e) Pursuant to the Council's Code of Member Conduct, Councillor E Webster declared a non pecuniary interest in agenda items 1 (EPF/2456/13 Former Red Cross Hall, Site (incl. Garages nos. 279-285) Roundhills, Waltham Abbey), 2 (EPF/2510/13 Garages to rear of 66-72 Fairways (site 4) Waltham Abbey and 3 (EPF/2511/13 Garages to rear of 53-79 (odds) Roundhills (site 7) Roundhills, Waltham Abbey by virtue of being a substitute member of the Cabinet Committee on Council House Building which made the decision to submit this proposal for planning consent. Councillor E Webster advised that she had received advice from the Monitoring Officer and confirmed that she was free to speak and vote on these applications.

(f) Pursuant to the Council's Code of Member Conduct, Councillors M Sartin and S Stavrou declared a non pecuniary interest in agenda items 6 (EPF/2520/13 Dunsley, Riverside Avenue, Nazeing) and 8 (EPF/2634/13 Chalkfield Nursery, Pecks Hill, Nazeing, Waltham Abbey) by virtue of being a Council Representative on the Lea Valley Regional Park Authority. Councillors Sartin and Stavrou declared that their interests were not prejudicial and indicated that they would remain in the meeting during the consideration and voting on these items.

(g) Pursuant to the Council's Code of Member Conduct, Councillor R Gadsby declared a non pecuniary interest in agenda items 6 (EPF/2520/13 Dunsley,

Riverside Avenue, Nazeing) and 8 (EPF/2634/13 Chalkfield Nursery, Pecks Hill, Nazeing, Waltham Abbey) by virtue of being a representative on the Lea Valley Regional Park Authority. Councillor Gadsby declared that her interests were not prejudicial and indicated that she would remain in the meeting during the consideration and voting on these items.

73. ANY OTHER BUSINESS

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

74. DEVELOPMENT CONTROL

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

RESOLVED:

That, Planning applications numbered 1 – 8 be determined as set out in the annex to these minutes.

75. 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

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Report Item No: 1

APPLICATION No:	EPF/2456/13
SITE ADDRESS:	Former Red Cross Hall Site (incl. garages (nos. 279-285 Roundhills Waltham Abbey Essex EN9 1UU
PARISH:	Waltham Abbey
WARD:	Waltham Abbey Honey Lane
DESCRIPTION OF PROPOSAL:	Demolition of garages and provision of four new 3 bedroom affordable houses and two new 1 bed duplexes with gardens, parking and landscaping on garage/hard surfaced site.
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=556937

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: 612 025 PL01 Rev: A, 612 025 PL02, 612 025 PL03, 612 025 PL04 Rev: A, 612 025 PL05 Rev: C, 612 025 PL06 Rev: A, 612 025 PL07 Rev: A, 612 025 PL08 Rev: A, 612 025 PL09 Rev: A, 612 025 PL10 Rev: A, 612 025 PL11, 612 025 PL12, 612 025 PL13
- 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 by the Local Planning Authority, in writing. 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 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 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors vehicles.
- 8 The development hereby permitted shall be carried out in accordance with the Flood Risk Assessment ref: 13069/CEB.
- 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 in writing 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 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.
- 15 Prior to the commencement of the development hereby approved, 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 occupation of the dwellings and shall be retained thereafter at all times.
- 16 Prior to the commencement of works, a Preliminary Risk Assessment demonstrating that the construction of the development would not result in unacceptable risks of pollution to groundwater and Cobbins Brook shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be

undertaken in accordance with the approved scheme.

- 17 Once works commence, an off street parking assessment shall be carried out and its findings reported to housing services.

Report Item No: 2

APPLICATION No:	EPF/2510/13
SITE ADDRESS:	Garages to rear of 66 -72 Fairways (Site 4) Waltham Abbey Essex EN9 1ST
PARISH:	Waltham Abbey
WARD:	Waltham Abbey Honey Lane
DESCRIPTION OF PROPOSAL:	Demolition of garages (nos. 225 to 232) and provision of two new 3 bedroom affordable houses with gardens, parking and landscaping on garage/hard surfaced site, Roundhills, Waltham Abbey.
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=557290

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: 612 026 PL01 Rev: A, 612 026 PL02, 612 026 PL03 Rev: B, 612 026 PL04 Rev: A, 612 026 PL05 Rev: A, 612 026 PL06 Rev: A
- 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 by the Local Planning Authority, in writing. 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 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 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.
- 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 in writing 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 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 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. 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 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors vehicles.
- 14 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.
- 15 Prior to the commencement of the development hereby approved, 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 occupation of the dwellings and shall be retained thereafter at all times.
- 16 Once works commence, an off street parking assessment shall be carried out and its findings reported to housing services.

Report Item No: 3

APPLICATION No:	EPF/2511/13
SITE ADDRESS:	Garages to rear of 53 - 79 (odds) Roundhills (Site 7) Roundhills Waltham Abbey Essex EN9 1TD
PARISH:	Waltham Abbey
WARD:	Waltham Abbey Honey Lane
DESCRIPTION OF PROPOSAL:	Demolition of garages (nos. 176 to 180, 187 to 208 and 219 to 224) and erection of six new 2 bedroom affordable houses with gardens, parking (15 spaces) and landscaping.
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=557291

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: 612 028 PL01 Rev: B, 612 028 PL02 Rev: A, 612 028 PL03 Rev: A, 612 028 PL04 Rev: B, 612 028 PL05 Rev: B, 612 028 PL06 Rev: A, 612 028 PL07 Rev: A, 612 028 PL08 Rev: A, 612 028 PL09, 612 028 PL10, 612 028 PL11, 612 028 PL12
- 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 by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 4 Prior to first occupation of the development hereby approved, the proposed window openings in the first floor flank elevations 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.
- 5 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.

- 6 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.
- 7 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.
- 8 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors vehicles.
- 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 in writing 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 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.
- 15 Prior to the commencement of the development hereby approved, 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 occupation of the dwellings and shall be retained thereafter at all times.

- 16 Once works commence, an off street parking assessment shall be carried out and its findings reported to housing services.

Report Item No: 4

APPLICATION No:	EPF/1893/13
SITE ADDRESS:	Deerhurst Epping Road Roydon Essex CM19 5DA
PARISH:	Roydon
WARD:	Roydon
DESCRIPTION OF PROPOSAL:	Erection of 3 no. detached dwellings with associated garages and access following demolition of existing dwelling.
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=553711

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: AM.431.01 Rev: A, AM.431.02 Rev: A, AM.431.03 Rev: A, AM.431.04 Rev: A, AM.431.05
- 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 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.
- 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 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 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site.

Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the Local Planning Authority contacted and a scheme to investigate the risks and / or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the Local Planning Authority prior to the recommencement of development works.

Following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.

9 Prior to occupation of the development, the access at its centre line shall be provided with a visibility splay with dimensions of 2.4 metres by 43 metres to the north and south 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 the area within each splay shall be kept clear of any obstruction exceeding 600mm in height at all times.

10 Prior to first occupation of the development, the proposed private drive shall be constructed to a minimum width of 5.5m and be surfaced in bound material for at least 6 metres from the back edge of the carriageway and provided with an appropriate dropped kerb crossing of the verge.

11 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.

- 12 Prior to the occupation of the development, the existing vehicle access serving the site shall be permanently closed and retained as such thereafter.
- 13 Any gates provided at the vehicular access shall only open inwards and shall be set back a minimum of 6 metres from the nearside edge of the carriageway.
- 14 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.
- 15 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 Class A and B of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 16 Prior to commencement of the development, the recommendation in the Phase 1 Habitat Survey shall be followed and further survey works shall be undertaken on building B1 and B6 (as indicated on the Phase 1 Habitat Map contained in Appendix I of the Phase 1 Habitat Survey). Should these surveys reveal the presence of bats then a detailed mitigation strategy shall be submitted to and agreed in writing by the Local Planning Authority. The agreed strategy shall thereafter be carried out and maintained.
- 17 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.

Report Item No: 5

APPLICATION No:	EPF/2502/13
SITE ADDRESS:	Richards Farm Hamlet Hill Roydon Harlow Essex CM19 5JZ
PARISH:	Roydon
WARD:	Roydon
DESCRIPTION OF PROPOSAL:	Two additional gypsy mobile homes on site.
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=557232

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 drawing no: B267
- 3 This consent shall inure solely for the benefit of John Draper and/or David Draper, and any resident dependants of the two persons named above and for no other persons.

Report Item No: 6

APPLICATION No:	EPF/2520/13
SITE ADDRESS:	Dunsley Riverside Avenue Nazeing Essex EN10 6RA
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Demolition of existing residential dwelling and erection of a replacement dwelling with associated garaging and access
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=557336

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:
- 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 by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 4 The proposed window opening in the flank elevations above ground floor level 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.
- 5 The proposed development shall follow the findings of the submitted Flood Risk Assessment by MTC Limited and dated September 2013 and the finished floor levels for the proposed development shall be set no lower than 300 millimetres above the 1 in 100 chance in any year including an allowance for climate change flood level
- 6 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed and maintained in working order throughout the course of the development. The equipment will be used to clean the wheels of vehicles leaving the site.
- 7 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other Order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of

Class A and B of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

- 8 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.
- 9 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.
- 10 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site.

Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the Local Planning Authority contacted and a scheme to investigate the risks and / or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the Local Planning Authority prior to the recommencement of development works.

Following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.
- 11 Prior to first occupation of the development hereby approved, the proposed window opening(s) in the garage 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: 7

APPLICATION No:	EPF/2596/13
SITE ADDRESS:	Greenleaves Caravan Park Hoe Lane Nazeing Essex EN9 2RJ
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Use of land for the stationing of caravans for residential purposes for 5 no. gypsy pitches together with the formation of additional hard standing and utility/dayrooms ancillary to that use.
DECISION:	Refuse 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=557696

REASONS FOR REFUSAL

- 1 The proposed development is located within the Metropolitan Green Belt. It is an inappropriate development which by its definition is harmful to the openness and character of the Green Belt. The very special circumstances put forward by the applicant are not considered to be sufficient to overcome the harm caused by the proposed development as the need for the extra pitches on this site has not been sufficiently demonstrated to clearly outweigh this harm and therefore the development is contrary to the NPPF and policies GB2A, GB5 and H10A of the adopted Local Plan and Alterations.
- 2 The proposed development would result in an excessive concentration of Gypsy and Traveller pitches in the parish of Nazeing and put excessive strain on local infrastructure contrary to the NPPF, Planning Policy for Traveller Sites para 23 and policy CP3 of the adopted Local Plan and Alterations.
- 3 The increase in pitches on the site would be an overdevelopment of the site which would have an unacceptably adverse impact on the openness and character of the rural character and landscape in this area, contrary to the NPPF and policies CP2, LL1 and LL2 of the adopted Local Plan and Alterations.
- 4 Public Footpath Number 3 runs through the site and would be adversely affected by the proposed development which would cause unacceptable harm to members of the public using the footpath, contrary to policy RST3 of the adopted Local Plan and Alterations.

PROPOSED WAY FORWARD

Members suggested the following way forward:

1. Demonstrate the need for the pitches on site and why the existing pitches are not fully occupied, and why the 2010 permission was not taken up.
2. Evidence needs to be provided that this expansion of the site will not harm the social cohesion of the Parish and the will not have an adverse impact on the local schools
3. Show that the footpath will not be affected by the scheme.

Report Item No: 8

APPLICATION No:	EPF/2634/13
SITE ADDRESS:	Chalkfield Nursery Pecks Hill Nazeing Waltham Abbey Essex EN9 2NX
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Retention of change of use from agricultural land to car storage and garage repairs/storage.
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=557874

CONDITIONS

- 1 The use hereby permitted shall be for a period of 5 years from the date of this consent.
- 2 This consent shall inure solely for the benefit of the applicant Mrs Rosa Filocco and for no other person or persons.
- 3 The development hereby permitted will be completed strictly in accordance with the approved Location Plan and Site Plan both with title no: EX880418
- 4 The premises shall be used solely for car storage and repairs and for no other purpose (including any other purpose permitted within the Town & Country Planning (Use Classes) Order 1987 (as amended), or in any Statutory Instrument revoking or re-enacting that Order.
- 5 The car pound hereby permitted shall not be open for the delivery or collection of vehicles outside the hours of 09:00 to 17:00 on Monday to Fridays and 09:00 to 13:00 on Saturdays.
- 6 Transporter Vehicles shall not exceed a maximum weight of 7.5 tonnes.
- 7 No car repairs shall be carried out outside of the building as referred to on the approved Site Plan with title number EX880418, and no use outside the hours of 08.00 to 17.00 on Monday to Friday and 09.00 to 13.00 on Saturdays.
- 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 development generally permitted by virtue of Class C of Part 8 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

- 9 Within 3 months from the date of this decision, details demonstrating that the development would not result in unacceptable risks of pollution to groundwater shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the approved details.
- 10 No more than 100 cars shall be stored on site at any one time.

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