



5. **APPLICATION NO:** EPF/2383/04 **PARISH** Epping

**SITE ADDRESS:**

London Underground Sub Station Site, Crossing Road, Epping

**DESCRIPTION OF PROPOSAL:**

Partial demolition and conversion of former sub-station to form 13 flats, erection of 4 new dwellings and new basement car park and associated landscaping. (Revised application.)

**GRANTED SUBJECT TO:**

1. To be commenced within 5 years.
2. Contaminated land study and remediation.
3. Materials of construction to be agreed.
4. Prior to commencement of the development, a full noise survey should be carried out to establish which noise category the proposed plots fall into with regard to PPG24. Following the survey a scheme for protecting the proposed new dwellings from noise, shall be submitted to and agreed in writing by the Local Planning Authority for any dwellings, gardens and recreation areas that fall into NECB and C or above, as detailed in PPG24. All works, which form part of the scheme, shall be completed before any of the proposed residential development is occupied.
5. The method of construction of the basement car park shall be agreed in writing with the Local Planning Authority. No work shall commence on the basement car park until such written approval is obtained. Only construction methods in accordance with the written approval shall be undertaken.
6. No bonfires shall be permitted on site throughout the construction phase of the development.
7. Prior to any demolition, a scheme for dealing with dust suppression shall be submitted to and approved by the Local Planning Authority. The agreed scheme should be implemented and maintained during the construction of the development.
8. Notwithstanding the details submitted further details of refuse storage and collection facilities, including the design details of any structures shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is commenced, and such details as approved shall be implemented before the building, or any part of thereof is used and must be retained permanently for the storage and collection of refuse.
9. All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place on site 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 Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
10. Erection of screen walls/fences.

11. Wheel washing equipment to be installed.
12. Notwithstanding the detail indicated on the submitted plan, no tree shall be removed without the written approval of the Local Planning Authority. If a tree or trees are agreed to be removed, a replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed, unless varied with the written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
13. Submission of Landscape Proposals.
14. Submission of Landscape Method Statement.
15. Submission of Landscape Management Plan.
16. A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using Windes or other similar programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained.
17. Prior to the commencement of the development, details of the proposed surface materials for the access road, footpath, parking bays and turning head shall be submitted to and approved by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development. This shall include details of any preventative measures, such as railings to keep the footpath (leading to the bridge over the railway line) free from obstruction. The details as agreed shall be retained thereafter.

Subject also to the applicant entering into a LEGAL AGREEMENT under SECTION 106 of the Town and Country Planning Act to carry out the surfacing of the adjacent public footpath at the applicants expense and to the satisfaction of the Local Planning Authority, prior to the first occupation of any of the residential units on the site.

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6. **APPLICATION NO:** EPF/113/05 **PARISH** Epping

**SITE ADDRESS:**

44 Tower Road, Epping

**DESCRIPTION OF PROPOSAL:**

Two storey side and rear extension.

**GRANTED SUBJECT TO:**

1. To be commenced within 5 years.

2. Prior to first occupation of the building hereby approved the proposed window openings in the north west elevation of the side extension and the south east facing light of the first floor bay shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
3. Materials shall match existing.
4. No further side windows without approval.

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7. **APPLICATION NO:** EPF/124/05 **PARISH** Lambourne

**SITE ADDRESS:**

Abridge Village Hall, Ongar Road, Abridge, Lambourne

**DESCRIPTION OF PROPOSAL:**

Erection of multi-use games area adjacent to doctor's surgery and village hall.

**DEFERRED**

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8. **APPLICATION NO:** EPF/2195/04 **PARISH** North Weald

**SITE ADDRESS:**

Weald Hall Nursing Home, Weald Hall Lane, Thornwood, North Weald

**DESCRIPTION OF PROPOSAL:**

Demolition of existing 40 bed nursing home and replacement by 24 bed independent hospital.

**GRANTED SUBJECT TO:**

1. To be commenced within 5 years.
2. Materials of construction to be agreed.
3. Drainage details to be agreed.
4. Wheel washing equipment to be installed.
5. Submission of Landscape Method Statement.
6. Submission of Landscape Maintenance Plan.
7. Tree protection measures required.
8. The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of implementation have been submitted to the Local Planning Authority and are approved in writing. The scheme shall include removal of existing leylandii screening and shall include reinstatement with appropriate alternative native species.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place unless the Local Planning Authority agrees to a variation beforehand in writing.

The statement must include details of all means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

9. After development deliveries and collections to and from the approved development shall only be between 08.00 and 18.00 hours Monday to Friday and 09.00 – 14.00 hours on Saturdays. No deliveries on Sundays or Bank Holidays. (This includes waste collections.)
10. Prior to the premises being brought into use for the purposes hereby permitted, a scheme providing for the adequate storage of both clinical and other refuse from this site shall be submitted to and agreed in writing by the Local Planning Authority and the scheme carried out and thereafter retained at all times.
11. A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using Windes or other similar programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained.
12. Prior to the commencement of the development, details of the proposed surface materials for the access and parking area shall be submitted to and approved by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
13. Before commencement of any part of the development hereby approved a scheme for the protection of the premises from noise emanating from the adjacent airfield shall be submitted and agreed in writing by the Local Planning Authority and such agreed measures shall be put in place before first occupation of any part of the premises.

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9. **APPLICATION NO:** EPF/93/05

**PARISH**

North Weald

**SITE ADDRESS:**

224 High Road, North Weald

**DESCRIPTION OF PROPOSAL:**

Alterations and extensions to existing dwelling to form 2 No. three bedroom houses. (One additional dwelling.)

**REFUSED**

1. The proposed dwelling would unbalance the appearance of this pair of cottages creating an intrusive and cramped appearance in the street scene contrary to policies DBE1 and DBE2 of the adopted Local Plan.

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10. **APPLICATION NO:** EPF/2293/04

**PARISH**

Theydon Bois

**SITE ADDRESS:**

17 The Weind, Theydon Bois

**DESCRIPTION OF PROPOSAL:**

Single storey side and rear extensions.

**GRANTED SUBJECT TO:**

1. To be commenced within 5 years.
2. Materials shall match existing.