

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee East **Date:** 2 February 2011

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 9.25 pm

Members Present: A Boyce (Chairman), A Green (Vice-Chairman), W Breare-Hall, Mrs D Collins, P Gode, Mrs A Grigg, D Jacobs, Mrs S Jones, B Judd, Mrs M McEwen, R Morgan, J Philip, B Rolfe, D Stallan, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

Other Councillors: None

Apologies: Ms C Edwards and Ms J Hedges

Officers Present: J Shingler (Principal Planning Officer), C Neilan (Landscape Officer & Arboriculturist), G J Woodhall (Democratic Services Officer) and P Seager (Chairman's Secretary)

96. 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.

97. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements adopted by the Council to enable persons to address the Sub-Committee, in relation to the determination of applications for planning permission. The Sub-Committee noted the advice provided for the public and speakers in attendance at Council Planning Sub-Committee meetings.

98. MINUTES

RESOLVED:

(1) That the minutes of the following meetings be taken as read and signed by the Chairman as a correct record:

(a) 8 December 2010; and

(b) 12 January 2011.

99. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor D Stallan declared a personal interest in item 6a of the agenda, Deed of Variation to Unilateral Undertaking – Affordable Housing Requirements for the Development at St John's

School, Epping (EPF/1400/04), by virtue of being the Housing Portfolio Holder. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the issue and voting thereon.

(b) Pursuant to the Council's Code of Member Conduct, Councillors W Breare-Hall and D Stallan declared a personal interest in the following item of the agenda, by virtue of being Deputy Housing Portfolio Holder and Housing Portfolio Holder respectively. The Councillors had determined that their interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/2564/10 20 Red Oaks, Theydon Bois.

(c) Pursuant to the Council's Code of Member Conduct, Councillor Mrs A Grigg declared a personal interest in the following item of the agenda, by virtue of being a member of North Weald Bassett Parish Council and having attended both public meetings and meetings with Officers and the Environment Agency in respect of the site. The Councillor confirmed that she had not offered an opinion during any of these discussions. The Councillor had determined that her interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0739/10 Threshers, Hastingwood Road, Hastingwood.

(d) Pursuant to the Council's Code of Member Conduct, Councillor D Stallan declared a personal interest in the following item of the agenda, by virtue of being a member of North Weald Bassett Parish Council and the Housing Portfolio Holder. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0739/10 Threshers, Hastingwood Road, Hastingwood.

(e) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a personal interest in the following item of the agenda by virtue of being professionally involved in property transactions at the site. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/0739/10 Threshers, Hastingwood Road, Hastingwood.

(f) Pursuant to the Council's Code of Member Conduct, Councillors Mrs S Jones and J Philip declared a personal interest in the following items of the agenda by virtue of being members of Theydon Bois Parish Council. The Councillors had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2564/10 20 Red Oaks, Theydon Bois; and
- EPF/2072/10 2 Heath Drive, Theydon Bois.

(g) Pursuant to the Council's Code of Member Conduct, Councillor D Stallan declared a personal interest in the following item of the agenda by virtue of being well acquainted with the applicant. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/2385/10 1 Griffins Wood Cottages, Epping.

(h) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a personal interest in the following item of the agenda, by virtue of having called in the applicant at the previous meeting and having gone to school with the applicant. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/2385/10 1 Griffins Wood Cottages, Epping.

(i) Pursuant to the Council's Code of Member Conduct, Councillor R Morgan declared a personal interest in the following item of the agenda, by virtue of being a member of Sheering Parish Council. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2483/10 41 The Plashets, Sheering.

100. ANY OTHER URGENT BUSINESS

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

101. DEED OF VARIATION TO UNILATERAL UNDERTAKING - AFFORDABLE HOUSING REQUIREMENTS FOR THE DEVELOPMENT AT ST JOHN'S SCHOOL, EPPING (EPF/1400/04)

The Principal Planning Officer presented a report regarding a Deed of Variation to the Unilateral Undertaking in respect of the affordable housing requirements for the development at the St John's School site in Epping.

The Sub-Committee was reminded that, following a planning appeal in 2006, the Planning Inspectorate had granted outline planning permission for the demolition of St. Johns School, Epping and the construction of a new secondary school and residential development. This had included the acceptance of a Unilateral Undertaking submitted by the applicant dated 19 September 2006. Subsequently, in 2009, the Council had approved the Reserved Matters application (EPF/0585/09) for the demolition of the School, the construction of the new school and the development of 149 dwellings, including 38 affordable homes in accordance with the outline planning permission. 19 of the affordable homes were to be provided as affordable rented housing, and 19 were to be provided as New Build Homebuy (shared ownership).

However, since then, the Government had announced fundamental changes to the tenancies that housing associations had to provide, and the rent levels they could charge, for new affordable housing developments. All new affordable rented homes had to now be provided with the "affordable rent" tenure, which would apply to this development, and the developer had requested the Council to agree to a Deed of Variation to the Unilateral Undertaking issued in 2006. It was therefore proposed that if the affordable housing was to be provided, then the developer's request should be agreed. It was noted that no changes were required for the New Build Homebuy (shared ownership) element.

The Housing Portfolio Holder added that the Council was still awaiting final details of the Government's proposed changes, hence the exact wording of the Variation could not be provided. However, the Council had no option but to agree the request if the affordable housing element of the development was to be provided. The Developer was anticipating the development being commenced in the Spring of 2011.

RESOLVED:

(1) That a Deed of Variation to the Unilateral Undertaking be entered into with the applicant in respect of the planning permission granted for the demolition of St John's School, Epping and the construction of a new secondary school and residential development, in order to enable the proposed rented affordable housing to be provided as the new "affordable rent" form of tenure, as required by the Government

and the Homes & Communities Agency, instead of assured tenancies with “social rents”.

102. DEVELOPMENT CONTROL

RESOLVED:

(1) That the planning applications numbered 1 – 7 be determined as set out in the schedule attached to these minutes.

103. DELEGATED DECISIONS

The Sub-Committee noted that schedules of planning applications determined by the Director of Planning and Economic Development, under delegated authority, since the last meeting had been circulated and could be inspected at the Civic Offices.

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/2564/10
SITE ADDRESS:	20 Red Oaks Mead Theydon Bois Epping Essex CM16 7LA
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	TPO/EPF/34/03 T1 - Oak - Fell and grind stump.
DECISION:	Granted (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=523731

Before discussion of the application the Officer corrected an error on the agenda and made it clear that the Applicant is in fact Epping Forest District Council, as the house is a Council Property.

CONDITIONS

1. 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.
2. The work authorised by this consent shall be carried out under the direct supervision of the Local Planning Authority, who shall receive in writing, 5 working days notice of such works.

Report Item No: 2

APPLICATION No:	EPF/0739/10
SITE ADDRESS:	Threshers Hastingwood Road Hastingwood North Weald Essex CM17
PARISH:	North Weald Bassett
WARD:	Hastingwood, Matching and Sheering Village
DESCRIPTION OF PROPOSAL:	Existing commercial skip site to be redeveloped into 14 residential units.
DECISION:	Referred to District Development Control Committee with recommendation to Grant subject to conditions and a revised legal agreement

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=517223

Members referred this item to District Development Control Committee with a recommendation to grant permission subject to the conditions listed and also to s.106 agreement to provide £160,000 towards affordable housing and £40,000 to the Highway Authority for Highway works/repairs in the vicinity.

CONDITIONS

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
2. No development or preliminary groundworks of any kind shall take place until the applicant/developer 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 by the Planning Authority.
3. Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
4. Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.

5. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Class A, B and E shall be undertaken without the prior written permission of the Local Planning Authority.
6. No development shall take place until details of the landscaping of the site, including retention of trees and boundary vegetation and including the proposed times of proposed planting (linked to the development schedule), have been submitted to and approved in writing by the Local Planning Authority. The approved landscaping shall be carried out in accordance with the approved details and at those times.
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. Prior to the commencement of the development details of the proposed surface materials for the access, turning and parking areas shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
9. Prior to occupation of the proposed development, the applicant/developer shall be responsible for the provision of a Travel Information and Marketing Pack for sustainable transport to be approved by the Local Planning Authority in liaison with Essex County Council.
10. Prior to commencement of works, details of the proposed access and footway arrangements as shown in principal on Plan Ref: BRD/09/030/2 Rev: B shall be submitted to and agreed in writing by the Local Planning Authority. These details shall include a 7.5m minimum radius kerbs, the provision of a 1.8m footway across the site frontage, and a ramped table feature.
11. Prior to first occupation of the development hereby approved, there shall be no obstruction within a parallel band visibility splay 2.4m wide as measured from the back edge of the carriageway across the entire frontage onto Hastingwood Road.
12. 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.

13. A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using Windes or other similar programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment.
14. Prior to commencement of development, including demolition or site clearance works, a phased contaminated land investigation shall be undertaken to assess the presence of contaminants at the site in accordance with an agreed protocol as below. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance works adopted.

Prior to carrying out a phase 1 preliminary investigation, a protocol for the investigation shall be agreed in writing with the Local Planning Authority and the completed phase 1 investigation shall be submitted to the Local Planning Authority upon completion for approval.

Should a phase 2 main site investigation and risk assessment be necessary, a protocol for this investigation shall be submitted to and approved by the Local Planning Authority before commencing the study and the completed phase 2 investigation with remediation proposals shall be submitted to and approved by the Local Planning Authority prior to any remediation works being carried out.

Following remediation, a completion report and any necessary maintenance programme shall be submitted to the Local Planning Authority for approval prior to first occupation of the completed development.

15. Prior to commencement of development, details of levels shall be submitted to and approved by the Local Planning Authority showing 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.

Report Item No: 3

APPLICATION No:	EPF/2053/10
SITE ADDRESS:	Colemans Farm Theydon Mount Epping Essex CM16 7PP
PARISH:	Theydon Mount
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Demolition of agricultural buildings within the curtilage of the listed structures, demolition of the modern addition to the listed buildings, conversion and change of use of 2 no. agricultural listed buildings to single dwellings, conversion of existing stables to garages and storage for the ancillary use of one of the listed barns identified as south barn, construction of ancillary structure to the listed building identified as north barn (1 no garage). Erection of single storey cottage.
DECISION:	Granted (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=521936

CONDITIONS

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
2. No development shall have taken place until details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
3. 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.
4. No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
5. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Class A and E shall be undertaken without the prior written permission of the Local Planning Authority.

6. If any tree, shrub or hedge shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.
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 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.
8. 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.
9. No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]

10. Prior to the 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.
11. Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
12. The development hereby approved shall be carried out in accordance with the Ecological Assessment prepared by 'Potamos Consulting' of July 2010.
13. The pair of semi detached cottages shall remain in their current form and shall not be converted into one unit without the prior written approval from the Local Planning Authority.
14. Prior to the first occupation of the new single storey unit hereby approved the buildings shown to be demolished shall be demolished and removed from the site and all works to the listed buildings, shown in the approved plans shall be completed in accordance with the approved details.

Report Item No: 4

APPLICATION No:	EPF/2072/10
SITE ADDRESS:	Colemans Farm Theydon Mount Epping Essex CM16 7PP
PARISH:	Theydon Mount
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Grade II listed building application for the demolition of agricultural buildings within the curtilage of the listed structures, demolition of the modern addition to the listed buildings, conversion and change of use of 2 no. agricultural listed buildings to single dwellings, conversion of existing stables to garages and storage for the ancillary use of one of the listed barns identified as south barn, construction of ancillary structure to the listed building identified as north barn (1 no garage).
DECISION:	Granted (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=522015

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 have taken place until details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
3. Additional drawings that show details of the proposed new windows, doors, glazing, rooflights, eaves, verges, fascias, cills and structural openings, by section and elevation at scales between 1:20 and 1:1 as appropriate of the listed barns, shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of any works.
4. The extent of glazing at the west end of the north barn shall be subject to investigation of fabric once the timber frame is exposed.
5. All timber boarded doors and internal boarded finishes of the Listed Buildings shall be retained, unless agreed in writing by the Local Planning Authority.
6. No cleaning of timber frames shall take place without prior written approval of the Local Planning authority.

7. Additional details of proposed insulation and internal finishes of the Listed buildings shall be submitted to and approved in writing by the Local Planning Authority, to ensure that the timber frame remains exposed.
8. Any work to the floors and brick plinths of the Listed Buildings shall be agreed in writing by the Local Planning Authority.

Report Item No: 5

APPLICATION No:	EPF/2130/10
SITE ADDRESS:	2 Heath Drive Theydon Bois Essex CM16 7HL
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Single storey rear extension and two storey side extension and side dormer window. (Revised application)
DECISION:	Refused

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=522235

REASON FOR REFUSAL

1. The proposed development, in particular the double storey side extension, due to its size, bulk and scale would result in a disproportionate addition to the house that is significantly out of character with its appearance. It would therefore detract from the appearance of the house and that of the street scene contrary to Policies CP2 and DBE10 of the adopted Local Plan and Alterations.

Members considered that although the scheme was an improvement over the previously refused scheme that was dismissed on appeal, the side addition was still of excessive bulk, exacerbated by the raised ridge height. They considered that particularly due to the position of the development on land significantly higher than the adjacent properties in Dukes Avenue, the extension would be prominent in the street scene and harmful to the character and amenity of the area. Whilst acknowledging that there are similar developments in the area, it was considered that these illustrated the harm that such extensions can cause and that they should not be regarded as a precedent to be followed.

The development was therefore considered to be contrary to Policies CP2 and DBE10 of the adopted Local Plan and Alterations and was refused.

Report Item No: 6

APPLICATION No:	EPF/2385/10
SITE ADDRESS:	1 Griffins Wood Cottages High Road Epping Essex CM16 4DH
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Proposed two-storey side extension.
DECISION:	Referred to District Development Control Committee with a recommendation for approval

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=523147

Members referred the application to District Development Control Committee with a recommendation for approval.

Report Item No: 7

APPLICATION No:	EPF/2483/10
SITE ADDRESS:	41 The Plashets Sheering Bishop'S Stortford Hertfordshire CM22 7NN
PARISH:	Sheering
WARD:	Hastingwood, Matching and Sheering Village
DESCRIPTION OF PROPOSAL:	Erection of a one bed attached dwelling.
DECISION:	Granted (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=523416

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. Gates shall not be erected on the vehicular access to the site.
4. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Class A, B, D and E shall be undertaken without the prior written permission of the Local Planning Authority.
5. No development shall take place until details of surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.