

## EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

**Committee:** Area Planning Subcommittee    **Date:** 13 July 2011  
South

**Place:** Roding Valley High School, Brook Road, Loughton, Essex IG10 3JA    **Time:** 7.30 - 9.26 pm

**Members Present:** J Hart (Chairman), Ms S Watson (Vice-Chairman), R Barrett, K Chana, Mrs T Cochrane, D Dodeja, C Finn, Ms J Hart, L Leonard, A Lion, J Markham, Mrs C Pond, H Ulkun and D Wixley

**Other Councillors:**

**Apologies:** K Angold-Stephens, R Cohen, J Knapman, G Mohindra, Mrs P Richardson, B Sandler, P Spencer, Mrs J Sutcliffe and Mrs L Wagland

**Officers Present:** S Solon (Principal Planning Officer), D Duffin (Planning Officer), P Onyia (Planning Officer), A Hendry (Democratic Services Officer), S G Hill (Senior Democratic Services Officer) and G J Woodhall (Democratic Services Officer)

### 11. 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.

### 12. MINUTES

#### RESOLVED:

That the minutes of the meeting held on 15 June 2011 be taken as read and signed by the Chairman as a correct record.

### 13. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors Mrs T Cochrane, C Finn, L Leonard, J Markham, Jennie Hart and Mrs C Pond declared a personal interest in the following item of the agenda, by virtue of being a member of the Loughton Residents Association. The Councillors had determined that their interest was not prejudicial and they would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/0045/11 - 202 The Broadway, Loughton.

(b) Pursuant to the Council's Code of Members Conduct, Councillor D Wixley declared a personal interest in the following items on the agenda, by virtue of being a member of Loughton Town Council, a member of the Loughton Residents Association or a Tree Warden. The Councillor determined that his interest was not

prejudicial and he would remain in the meeting for the consideration of the applications and voting thereon.

- EPF/0045/11 – 202 The Broadway, Loughton;
- EPF/1165/11 – Cheshire Home, Ability Housing Association, 5 Lakeside Close, Lambourne Close, Chigwell;
- EPF/1250/11 – 30 Retreat Way, Chigwell;
- EPF/0991/11 – Land Adj. 151 Willingale Road, Loughton;
- EPF/1160/11 – 52 Ollards Grove, Loughton.

(c) Pursuant to the Council's Code of Member Conduct, Councillor Jennie Hart declared a personal interest in the following items of the agenda, by virtue of being a member of the Loughton Residents Association. The Councillor had determined that her interest was not prejudicial and she would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/0045/11 - 202 The Broadway, Loughton;
- EPF/0991/11 – Land Adj. 151 Willingale Road, Loughton;
- EPF/1160/11 – 52 Ollards Grove, Loughton.

(d) Pursuant to the Council's Code of Member Conduct, Councillor Mrs C Pond declared a personal interest in the following items of the agenda, by virtue of being a member of Loughton Town Council. The Councillor had determined that her interest was not prejudicial and she would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/0045/11 - 202 The Broadway, Loughton;
- EPF/0991/11 – Land Adj. 151 Willingale Road, Loughton;
- EPF/1160/11 – 52 Ollards Grove, Loughton.

(e) Pursuant to the Council's Code of Member Conduct, Councillors D Dodeja, and Mrs S Watson declared a personal interest in the following item of the agenda, by virtue of being members of Buckhurst Hill Parish Council. The Councillors had determined that their interest was not prejudicial and they would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0840/11 – 12 Albert Road, Buckhurst Hill.

(f) Pursuant to the Council's Code of Member Conduct, Councillors A Lion and K Chana declared a personal interest in the following items of the agenda, by virtue of being members of Chigwell Parish Council. The Councillors had determined that their interest was not prejudicial and they would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/1165/11 - Cheshire Home, Ability Housing Assoc., 5 Lakeside Close, Lambourne Road, Chigwell;
- EPF/1250/11 – 30 Retreat Way, Chigwell;
- EPF/0878/11 – 109 & 111 Manor Road, Chigwell;
- EPF/0897/11 – 26A Mount Pleasant Road, Chigwell;
- EPF/0962/11 – New Barnes Farm, Roding Lane, Chigwell.

**14. ANY OTHER BUSINESS**

There was no other urgent business for the Planning Sub-Committee to consider.

**15. DEVELOPMENT CONTROL**

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

**RESOLVED:**

That the planning applications numbered 1 – 9 be determined as set out in the attached schedule to these minutes.

**16. DELEGATED DECISIONS**

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

**CHAIRMAN**

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**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/0045/11
<b>SITE ADDRESS:</b>	202 The Broadway Loughton Essex IG10 3TF
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Broadway
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/16/84 T7 - Cherry - Fell
<b>DECISION:</b>	Refuse Permission

**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=524401](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=524401)

**REASON FOR REFUSAL**

- 1 Insufficient evidence has been submitted to assess whether the proposal is necessary or justified. To agree felling would therefore be contrary to Policy LL9, Felling of Preserved Trees, and unnecessarily detrimental to the visual amenities of the local area.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1165/11
<b>SITE ADDRESS:</b>	Cheshire Home Ability Housing Association 5 Lakeside Close Lambourne Road Chigwell Essex IG7 6HJ
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Row
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/01/82 (W1) T1 - Elm - Fell T4 - Monterey Cypress - Fell T52 - Grey Poplar - Fell
<b>DECISION:</b>	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=528679](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=528679)

**CONDITIONS**

- 1 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.
- 2 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.
- 3 The works hereby authorised shall not be undertaken after a period of three years from the date of this consent has expired.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1250/11
<b>SITE ADDRESS:</b>	30 Retreat Way Chigwell Essex IG7 6EL
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Row
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/18/88 T2 - Ash - Fell T3 - Oak - Fell
<b>DECISION:</b>	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=528990](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=528990)

**CONDITIONS**

- 1 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.
- 2 The works hereby authorised shall not be undertaken after a period of three years from the date of this consent has expired.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/0840/11
<b>SITE ADDRESS:</b>	12 Albert Road Buckhurst Hill Essex IG9 6EH
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill East
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed two storey dwelling to the side of no.12 Albert Road, including part single storey rear extension and pitched roof over existing and proposed single storey rear extension.
<b>DECISION:</b>	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=527583](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=527583)

**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 The detached garage at the rear of the site shall be removed prior to the occupation of the new dwelling hereby approved.
- 4 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**

<b>APPLICATION No:</b>	EPF/0878/11
<b>SITE ADDRESS:</b>	109 & 111 Manor Road Chigwell Essex IG7 5PS
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>DESCRIPTION OF PROPOSAL:</b>	Minor material amendment to EPF/2462/08. (Demolition of 2 houses and construction of 13 flats) to increase rear ground and first floor building line by 2400mm, increase in area to flat 9 within terrace area and raising rear middle roof by 600mm to provide accommodation in roof.
<b>DECISION:</b>	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=527640](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=527640)

**CONDITIONS**

- 1 The development hereby permitted shall begin no later than 13 October 2012.
- 2 No development shall take place until details of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to an approved in writing by the local planning authority. Development shall be carried in accordance with the approved details.
- 3 No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing the levels of the site prior to development and proposed levels of ground floor slabs, roadways and access-ways and landscaped areas. The development shall be carried out in accordance with the approved details.
- 4 No development shall be carried out until details of hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details shall include existing planting to be retained, species and size of new planting, hard landscaping materials, the provision of security lighting and the treatment of all boundaries. The development shall be carried out in accordance with the approved details before any part of the building is occupied or in accordance with a programme agreed with the Local Planning Authority.
- 5 All planting shall be maintained for a period of 5 years from the date of planting. Any planting that dies, is seriously damaged or diseased or is removed within that period shall be replaced with planting of similar species and size, unless otherwise agreed in writing by the Local Planning Authority.

- 6 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development. The landscape management plan shall be carried out as approved.
- 7 Prior to commencement of works on site, including those for demolition, foundations and drainage, a scheme shall be submitted for approval to the local planning authority specifying the means by which those trees to be retained will be protected during the works. The approved scheme shall be implemented before commencement of the works and shall be retained for the duration of the works.
- 8 The windows in the flank walls shall be glazed with obscure glass and have fixed frames and shall be retained in that condition.
- 9 The development shall not be occupied until the car and cycle parking spaces shown on the approved drawings have been provided. The car park shall not be used other than for the parking of vehicles related to the development.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/0897/11
<b>SITE ADDRESS:</b>	26 A Mount Pleasant Road Chigwell Essex IG7 5ER
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing two storey front extension and erection of new two storey front extension over same footprint and basement area.
<b>DECISION:</b>	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=527699](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=527699)

**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 be of a similar appearance to those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 The roof edges of the proposed development shall retain a gap of at least 100mm to the common boundary with No's 30 and 32 Mount Pleasant Road.

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/0962/11
<b>SITE ADDRESS:</b>	New Barns Farm Roding Lane Chigwell Essex IG7 6BJ
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>DESCRIPTION OF PROPOSAL:</b>	Retrospective application for change of use of agricultural building to use for purposes within Use Class B2.
<b>DECISION:</b>	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=527969](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=527969)

Members were concerned that a building relatively recently constructed for the purposes of agriculture was no longer required for such purposes. Although the proposal was found to be an appropriate re-use of a redundant barn, they were concerned that the loss of the barn may generate a proposal for a new barn in the future that could be permitted development.

Members took the view that it was necessary and reasonable to exercise proper planning control over such proposals to ensure the openness of the Green Belt is preserved and to ensure that any such building permitted is demonstrably necessary for the purposes of agriculture on the land. Members made it clear they wished to avoid a future scenario where a building erected for such purposes could become surplus relatively early in the overall life of the building.

**CONDITIONS**

- 1 The operating hours and any deliveries associated with this use shall not take place outside the following hours:- 07.00 - 19.00 hours Monday to Friday, 08.00 - 17.00 hours on Saturdays and not at all on Sundays and Bank /Public Holidays.
- 2 The rating levels of noise emitted from the site shall not exceed the existing background level by more than 5dB(A) between the permitted hours of operation, pursuant to condition 1. The noise levels shall be determined at the nearest residential premises and measurements shall be taken in accordance with BS4142:1997.
- 3 No external storage of goods or materials associated with this use, shall take place outside of the building.
- 4 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, no works for the erection of a building permitted under Class A, Part 6 of Schedule 2 to the Order (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), shall be carried out on the land at New Barns Farm shown hatched on drawing no 210206DWG003 Revision B.

**Report Item No: 8**

<b>APPLICATION No:</b>	EPF/0991/11
<b>SITE ADDRESS:</b>	Land Adj 151 Willingale Road Loughton Essex IG10 2DE
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Broadway
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of two flats.
<b>DECISION:</b>	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=528094](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=528094)

**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: WILL/PR001; WILL/PR002; WILL/PR150; WILL/PR200; WILL/PR010
- 3 Materials to be used for the external finishes of the proposed development, shall match those of the existing building (151 Willingale Road), unless otherwise agreed in writing by the Local Planning Authority.
- 4 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.
- 5 The development hereby approved shall not be commenced until details of a site layout achieving one off-street parking space for each proposed dwelling and the host dwelling, 151 Willingale Road, have been submitted to and approved in writing by the Local Planning Authority. The approved parking spaces shall be provided prior to the occupation of the approved flats and thereafter permanently retained. They shall not be used for the parking of commercial motor vehicles, open storage or any commercial activity.

**Report Item No: 9**

<b>APPLICATION No:</b>	EPF/1160/11
<b>SITE ADDRESS:</b>	52 Ollards Grove Loughton Essex IG10 4DW
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey side extension, demolition of existing residential garage and substation garage and erection of new garage/studio and enlarge gate opening to drive with gates and re sited pier. Change of use of existing operational land for EDF Energy to residential use and change of use of part of residential land to operational land for EDF Energy. (Revised application)
<b>DECISION:</b>	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=528660](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=528660)

**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: Site location plan; 1A; 2A; 3; 4; 5
- 3 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.
- 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 Schedule 2, Part 17, Class G shall be undertaken within 1.2 metres of the site boundary where the boundary is immediately adjacent to the flank wall of the dwelling situated at 54 Ollards Grove without the prior written permission of the Local Planning Authority.
- 5 No development, including site clearance, shall take place until a scheme of soft landscaping and a statement of the methods, including a timetable, for its Implementation (linked to the development schedule), have been submitted to the Local Planning Authority and approved in writing. The landscape scheme shall be carried out in accordance with the approved details and the agreed timetable. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by

another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand in writing.

- 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 outbuilding hereby permitted shall not be implemented until full details of the position, design, materials and type of boundary treatment has been submitted to and approved in writing by the local planning authority. The development shall proceed in accordance with the 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 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 (referred to in PPS23 as a Validation 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.