

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee East **Date:** 9 May 2012

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

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

Other Councillors: T Church

Apologies: P Keska

Officers Present: J Shingler (Principal Planning Officer), M Jenkins (Democratic Services Assistant) and A Hendry (Democratic Services Officer)

94. 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.

95. 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.

96. MINUTES

RESOLVED:

That the minutes of the meeting held on 4 April 2012 be taken as read and signed by the Chairman as a correct record.

97. DECLARATIONS OF INTEREST

(a) 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 knowing the applicant. 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/2552/11 Rolls Farm Barns, Hastingwood Road, Magdalen Laver, Ongar

(b) Pursuant to the Council's Code of Member Conduct, Councillors Mrs S Jones and J Philip declared a personal interest in the following item of the agenda by virtue of being members of Theydon Bois Parish Council. Councillor J Philip advised that he lived in the same road as the application. The Councillors determined that their interests were not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0021/12 5 Woodland Way, Theydon Bois

(c) Pursuant to the Council's Code of Member Conduct, Councillor K Avey, W Breare-Hall and J Whitehouse declared a personal interest in the following items of the agenda by virtue of being a member of Epping Town Council. The Councillors had determined that their interests were not prejudicial and that they would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/2552/11 Rolls Farm Barns, Hastingwood Road, Magdalen Laver, Ongar;
- EPF/0225/12 Land adjacent to 5 Bluemans, North Weald; and
- EPF/0369/12 Treetops Care Home, Station Road, Epping

(d) Pursuant to the Council's Code of Member Conduct, Councillors Mrs A Grigg and D Stallan declared a personal interest in the following item of the agenda by virtue of being members of North Weald Parish Council. The Councillors had determined that their interests were not prejudicial and that they would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0225/12 Land adjacent to 5 Bluemans, North Weald

(e) Pursuant to the Council's Code of Member Conduct, Councillor P Gode declared a personal interest in the following item of the agenda by virtue of being a member of Ongar Town Council. The Councillor had determined that his interests were not prejudicial and that they would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0183/12 Fire Station, High Street, Ongar

(f) Pursuant to the Council's Code of Member Conduct, C Whitbread declared a personal interest in the following item of the agenda by virtue of having two relations in the Fire Service. The Councillor determined that that his interests were not prejudicial and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0183/12 Fire Station, High Street, Ongar

98. ANY OTHER BUSINESS

It was noted that there was no other urgent business for consideration by the Subcommittee.

99. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 – 10 be determined as set out in the schedule attached to these minutes.

100. DELEGATED DECISIONS

The Sub-Committee noted that schedules of planning applications determined by the Head 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

APPLICATION No:	EPF/0266/12
SITE ADDRESS:	Scathes Matching Green Matching Harlow Essex CM17 0PR
PARISH:	Matching
WARD:	Hastingwood, Matching and Sheering Village
DESCRIPTION OF PROPOSAL:	TPO/EPF/05/80 T1 - Ash - Fell
DECISION:	Granted 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=534967

CONDITIONS

NONE.

Report Item No: 2

APPLICATION No:	EPF/2543/11
SITE ADDRESS:	Nine Ashes Farm Rookery Road High Ongar Ingatestone Essex CM4 0LD
PARISH:	High Ongar
WARD:	High Ongar, Willingale and the Rodings
DESCRIPTION OF PROPOSAL:	Change of use from Agricultural to use for residential purposes (Use Class C3a) and for the construction of 8 semi detached three bedroom houses. Demolition of existing redundant buildings on the site. (Revised application)
DECISION:	Referred to District Development Control Committee

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=533654

Members referred this application to District Development Control Committee with a recommendation to grant, subject to a legal agreement and conditions.

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 construction works above ground level shall have taken 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, prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
- 3 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: ETW 01 rev.A; ETW 03 rev.A; ETW 04 rev.D; ETW 10 rev.F; and ETW 20 rev.B
- 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 side extensions generally permitted by virtue of Part 1, Class A shall be undertaken without the prior written permission of the Local Planning Authority.
- 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 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]
- 7 Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]
- 8 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]
- 9 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report (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.

- 10 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 1. The parking of vehicles of site operatives and visitors
 2. Loading and unloading of plant and materials
 3. Storage of plant and materials used in constructing the development
 4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 5. Measures to control the emission of dust and dirt during construction, including wheel washing.
 6. A scheme for recycling/disposing of waste resulting from demolition and construction works.

- 11 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.

- 12 Prior to occupation of the proposed development, the Developer shall submit and have approval in writing from the Local Planning Authority a Travel information and Marketing Scheme for sustainable transport . The developer shall be responsible thereafter for the provision and implementation of the scheme in accordance with the approved details.

- 13 The proposed development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, including any parking spaces for the mobility impaired, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

- 14 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.
- 15 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

Report Item No: 3

APPLICATION No:	EPF/2552/11
SITE ADDRESS:	Rolls Farm Barns Hastingwood Road Magdalen Laver Ongar Essex CM5 0EN
PARISH:	Moreton, Bobbingworth and the Lavers
WARD:	Moreton and Fyfield
DESCRIPTION OF PROPOSAL:	Erection of Two New Buildings to Accommodate Insect Breeding and Storage associated with Peregrine Livefoods Ltd. (Revised application)
DECISION:	Referred to District Development Control Committee

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=533693

Members referred this application to District Development Control Committee with a recommendation to grant, subject to conditions.

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 construction works above ground level shall have taken 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, prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
- 3 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 prior to the commencement of any construction works. 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.
- 4 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 staff and visitors vehicles.

- 5 Unless otherwise agreed in writing with the Local Planning Authority, the buildings hereby approved shall be used only for the purposes set out within the application. That is breeding of insects, within the extension to barns 1 to 3 and storage and staff welfare facilities ancillary or incidental to the wider use of the site for insect breeding, in Building 8. Should the use for these purposes cease then the buildings shall be demolished and all resulting materials shall be removed from the land.
- 6 No external lighting shall be erected at the site in connection with this development without the prior written approval of the Local Planning Authority.
- 7 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: Unnumbered site Location Plan, 1101 3A, 4, 5A, 6A, 7, 8, 9, and unnumbered landscaping scheme.
- 8 There shall be no external storage at the site.

Report Item No: 4

APPLICATION No:	EPF/0021/12
SITE ADDRESS:	5 Woodland Way Theydon Bois Epping Essex CM16 7DY
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Variation to conditions 3 and 5 of planning permission EPF/1343/10. (Change of use and extension of domestic garage to therapy room)
DECISION:	Granted Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=534033

The case officer drew Members attention to 1 additional letter of objection from 9 Woodland Way.

Members considered that the proposed change in definition of 1 to 1 in conditions 3 and 5 was acceptable but the proposed longer hours of operation was unacceptable, they therefore agreed to grant subject to the revision to conditions 3 and 5 but retaining the original wording of condition 4 in order to protect neighbours amenity.

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 therapy room hereby approved shall be used solely as a therapy room for 'one-to-one' consultations and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town & Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order. For the avoidance of any doubt, the term 'one-to-one' includes consultations between one practitioner and one client, where the client may be an individual or a couple and where an individual may be accompanied by a responsible adult.
- 4 The use hereby permitted shall not be open to clients outside the hours of 0900 to 1700 on Mondays to Fridays, 0900 to 1300 on Saturdays and not at all on Sundays or public holidays.

- 5 The therapy room hereby approved shall be used for 'one-to-one' consultations between the applicant (Mrs Sharon Holmes) and no more than one client at any one time. For the avoidance of any doubt, the term 'one-to-one' includes consultations between Mrs Sharon Holmes and one client, where the client may be an individual or a couple and where an individual may be accompanied by a responsible adult.

Report Item No: 5

APPLICATION No:	EPF/0167/12
SITE ADDRESS:	Woodhatch Farm Tawney Common Theydon Mount Essex CM16 7PU
PARISH:	Stapleford Tawney
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Erection of agricultural implement shed.
DECISION:	Granted Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=534668

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 construction works above ground level shall have taken 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.
- 3 If the use of the building hereby approved for the purposes of agriculture within the unit permanently ceases within ten years from the date on which the development was substantially completed and subsequent planning permission has not been granted on an application, (or has not been deemed to be granted under Part III of the Act), for alternate development for purposes other than agriculture, within three years from the date on which the use of the building for the purposes of agriculture within the unit permanently ceased, then the building shall be removed from the site, together with any associated materials.

Report Item No: 6

APPLICATION No:	EPF/0183/12
SITE ADDRESS:	Fire Station High Street Ongar Essex CM5 9DT
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Erect an open steel framed "Working at Height" training facility for Essex County Fire and Rescue at Ongar Fire Station. (Revised application which now proposes the training structure to be relocated behind the ambulance station building.)
DECISION:	Granted Permission (With Conditions) – Time Limited Use

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=534714

CONDITIONS

- 1 The training structure hereby approved shall be removed within one year of the date of this consent unless a further grant of planning permission has been granted.
- 2 The structure hereby approved shall only be used for training purposes between the hours of 9am to 9pm on Mondays to Fridays, 9am to 1pm on Saturdays and not at all on Sundays.
- 3 The two floodlights to the training structure hereby approved shall be fitted with equipment to ensure that light is only directed downwards on to the training structure, and these lights shall be switched off when individual training sessions are completed.

Report Item No: 7

APPLICATION No:	EPF/0225/12
SITE ADDRESS:	Land adjacent to 5 Bluemans North Weald Epping Essex CM16 6EU
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	New dwelling (Revised application)
DECISION:	Refused 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=534848

REASON FOR REFUSAL

- 1 The proposed dwelling, due to its height and proximity to the junction with St. Andrews Close, would result in an overbearing and dominant form of development detrimental to the character and appearance of the street scene, contrary to policies CP2 and DBE1 of the adopted Local Plan and Alterations.

Report Item No: 8

APPLICATION No:	EPF/0307/12
SITE ADDRESS:	9 Sunnyside Road Epping Essex CM16 4JP
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Extension of time limit on EPF/1049/09. (Demolition of existing dwelling and the construction of a pair of semi detached dwellings)
DECISION:	Granted Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=535135

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: FLOOR PLANS AND ELEVATIONS date stamped 12/06/09, BRD/09/010/002, BRD/09/010/003, BRD/09/010/004
- 3 Materials to be used for the external finishes of the proposed development shall match those stated in the submitted planning application forms and Plan Ref: BRD/09/010/004 and FLOOR PLANS AND ELEVATIONS date stamped 12/06/09.
- 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 shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 The landscaping scheme shown on Plan Ref: BRD/09/010/004 shall be carried out within the first planting season after occupation of the development hereby approved. 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 otherwise agreed in writing by the Local Planning Authority.
- 6 Prior to commencement of development details of the crossover to provide access to the site shall be submitted to and agreed in writing by the Local Planning Authority. The works shall then be completed in accordance with the agreed scheme.

Report Item No: 9

APPLICATION No:	EPF/0360/12
SITE ADDRESS:	Land at The Maltings Waterside Place Sheering Lower Road Sheering Essex CM21 9RF
PARISH:	Sheering
WARD:	Lower Sheering
DESCRIPTION OF PROPOSAL:	Extension of time limit on EPF/0976/09. (Erection of detached block containing nine, two bedroom apartments and ancillary works)
DECISION:	Granted Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=535326

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: 1, 2, 3, 4a, 5, 6, 7, 8, 9, 10, 11, 12
- 3 Prior to occupation of the building hereby approved:
 1. The existing car park bays shown within the area edged blue on Plan Ref: 2 shall be marked out in brick as 2.4m wide bays and re-gravelled in accordance with details agreed in writing by the Local Planning Authority.
 2. Details of the works to the trees and proposed lighting columns shown on Plan Ref: 12 shall be submitted to and agreed in writing by the Local Planning Authority, and carried out prior to occupation of the development hereby approved.
 3. A scheme to carry out necessary works to prevent flooding and pooling of water on the existing parking area within the area edged blue on Plan Ref; 2 shall be implemented in accordance with details previously submitted to and approved in writing by the Local Planning Authority.
- 4 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. This shall include the bricks to be used to mark out the car park area.
- 5 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

- 6 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.

- 7 The development hereby permitted shall be carried out in accordance with the submitted Flood Risk Assessment (Waterco, May 2009).

- 8 Prior to commencement of the development details of the proposed refuse and bicycle store shall be submitted to and agreed in writing by the Local planning Authority, and shall be carried out and retained in accordance with the agreed details.

- 9 The development, including site clearance, must not commence until a tree protection plan to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing. This shall include the trees located within the blue line indicated on Plan Ref: 2.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

- 10 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

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, and in writing.

The statement must include details of all the 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.

- 11 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 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: 10

APPLICATION No:	EPF/0369/12
SITE ADDRESS:	Treetops Care Home Station Road Epping Essex CM16 4HH
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Demolition of existing garage and store shed and construction of four storey side extension. (Revised application)
DECISION:	Refused 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=535363

REASON FOR REFUSAL

- 1 The proposed addition due to its prominent position, height, width and detailed design fails to maintain the environmental quality of the area and results in an incongruous and unsympathetic change, harmful to the street scene and to the character and amenity of the area, contrary to CP7 and DBE1 of the Adopted Local Plan and Alterations.

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