

Report Item No: 1

APPLICATION No:	EPF/1564/12
SITE ADDRESS:	Knollys Nursery Pick Hill Waltham Abbey Essex EN9 3LF
PARISH:	Waltham Abbey
WARD:	Waltham Abbey Paternoster
DESCRIPTION OF PROPOSAL:	Outline application with some matters reserved for redevelopment of site to provide a mix of 2,3 and 4 bedroom dwellings (114 dwellings), a 50 unit 1 bedroom extra care apartments building, a new health centre to accommodate six practitioners with adjoining pharmacy/convenience store, public amenity area, access roads and associated parking for all uses.
DECISION:	Refuse Permission

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

http://planpub.eppingforestdc.gov.uk/AniteLM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=540104

REASON FOR REFUSAL

1. The proposal represents inappropriate development in the Metropolitan Green Belt which by definition is harmful to the objectives of including land in the Green Belt and is therefore at odds with Government advice contained in the NPPF and policy GB2A of the adopted Local Plan and Alterations. This includes the development of housing, an extra care unit and health centre/pharmacy within the boundaries of the Green Belt for which no very special circumstances sufficient to outweigh the very significant harm to the openness of the area and any other harm have been demonstrated.
2. The site is considered to be unsustainable in respect of proximity to shops, services and facilities in Waltham Abbey such that the town would continue to sprawl eastwards with residential properties further detached from these services and future occupants and users of the health facility are likely to resort to the use of private motor cars. Therefore the proposal is contrary to policies CP1, CP3, ST1, ST2 and ST3 of the adopted Local Plan and Alterations and national guidance in the NPPF.
3. The indicative plan submitted with the application indicates a lack of parking with regards to current adopted standards for the extra care unit, health centre and pharmacy/convenience store, overlooking issues from upper floor units in block 90-93 and 94-97, and a general loss of trees and hedgerows. As such the applicant has failed to demonstrate that the site can be developed for the number of units envisaged and meet adopted standards for parking and amenity and provide meaningful landscaping. The proposal is therefore considered to amount to overdevelopment of the site contrary to policies CP3, DBE2, LL10, LL11, and ST6 of

the adopted Local Plan and Alterations.

4. The proposal fails to show a sensitive appreciation to the fact it would be on the settlement edge in that it does not provide extensive landscaping to soften its impact on its surrounding and the nature of the proposal would not allow for significant landscaping. The proposal is therefore contrary to Policy LL2 and LL3 of the adopted Local Plan and Alterations in that it fails to respect the character of the landscape of make meaningful provision for landscape enhancement.
5. The proposed development fails to indicate adequately how the site could be developed in this way whilst ensuring that preserved trees on site could be retained contrary to Policy LL10 of the adopted Local Plan and Alterations.

Report Item No: 2

APPLICATION No:	EPF/0847/12
SITE ADDRESS:	Skillet Hill Honey Lane Waltham Abbey Essex EN9
PARISH:	Waltham Abbey
WARD:	Waltham Abbey Honey Lane
DESCRIPTION OF PROPOSAL:	Increase in existing lorry park facility from provision for 25 to 36 lorries; demolition of existing buildings; redevelopment of driver's facilities; erection of 43 bed hotel; restaurant; and petrol station; together with related parking areas and landscaping.
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=537219

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: Submitted location plan, BRD/11/048/EX1A, , 01, 02F (received amended 07/12/12), 03, 04, 05, 06, 07, 10B, 11B, 20, 30, 40, and OS 442-12.3, OS 442-12.4, OS 442-12.5, the submitted Flood Risk Assessment by MLM dated 26/11/12 and the Phase 1 Contaminated Land Survey by SES dated 27/11/12.
3. 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.
4. No development shall take place until details of the proposed surface materials for the parking areas and roadways have been submitted to and approved in writing by the Local Planning Authority. The agreed surfacing shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property. The agreed surface treatment shall be completed prior to the first occupation of the development or within 1 year of the substantial completion of the development hereby approved, whichever occurs first.

5. Prior to the commencement of development details for the upgrading of the existing Skillet Hill Farm bus stops, either side of Honey Lane, shall be submitted to the Local Planning Authority for approval. The details shall include a new flag and pole with integral telematics and shall be provided in compliance with the approved details prior to the first use of the site.
6. No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
7. No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan, Arboricultural Method Statement and site monitoring schedule in accordance with BS 5837:2012 (Trees in relation to design, demolition and construction - Recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
8. If any tree, shrub or hedge shown to be retained in accordance with the approved plan number OS 442-12.4 dated July 2012 - Tree retention and removal plan 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.
9. No clearance of the site shall be undertaken prior to the hibernation period (once temperatures regularly fall below 5 Celsius overnight) unless otherwise agreed by the local Planning Authority.
10. 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]

11. 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]

12. 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]

13. Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.

14. 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.
15. All material demolished from the existing buildings shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
16. 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.
17. Wheel washing or other cleaning facilities for vehicles leaving the site during construction and demolition works shall be installed prior to the commencement of the development. The cleaning facilities shall be used to clean vehicles immediately before leaving the site.
18. Details of refuse storage for the various uses at the site shall be submitted to the Local Planning Authority prior to the commencement of development. The development shall proceed in accordance with the approved details.
19. No external lighting shall be provided on or adjacent to the site other than in accordance with details previously submitted to and approved in writing for by the Local Planning Authority.
20. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) reference SJC/614963/JRC, and the following mitigation measures detailed within the FRA:
 - 1...Limiting the surface water run-off generated by the 1% annual probability critical storm including allowance for climate change to 34.5 l/s so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
 - 2...Provision of adequate surface water runoff attenuation features to accommodate runoff volumes generated by the 1% annual probability critical storm (plus climate change).
 - 3...Minimising the length of watercourse crossing required as shown on Proposed Site Layout, revision F drawing BRD/11/048/EX1.The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.
21. No development approved by this planning permission shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1...A site investigation scheme, based on the submitted Preliminary Risk Assessment (reference CON019-SKIL001) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

2...The results of the site investigation and detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

3...A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

22. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation has been submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.
23. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.
24. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.
25. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.
26. The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul and surface water, has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be implemented as approved and should be in line with the submitted FRA (reference SJC/614963/JRC).
27. The development hereby permitted shall not be commenced until such time as a scheme to install the underground tanks has been submitted to, and approved in writing by, the Local Planning Authority.

The scheme shall include the full structural details of the installation, including details of: excavation, the tank(s), tank surround, associated pipework and monitoring system. The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme, or any changes as may subsequently be agreed, in writing, by the Local Planning Authority.

28. No development shall take place until a scheme for the proposed realignment of the watercourse and new ponds, in accordance with diagram BRD/11/048/EX, has been submitted and approved in writing by the local planning authority.
The scheme shall include the following elements:
 - detail all new planting, to be of native species;
 - details of the new pond habitat created on site; and
 - design details (including profiles) for the realignment of the watercourse.
29. Deliveries for the use hereby permitted shall not be made outside the hours of 09:00 to 16:00 Monday to Friday and not at all on Saturdays, Sundays and Bank/Public Holidays.
30. Equipment shall be installed to suppress and disperse cooking/food preparation fumes and smell to a minimum. The equipment shall be effectively operated and maintained for as long as the use continues. Details of the equipment shall be submitted to, and approved, by the Local Planning Authority prior to the commencement of the use.

Report Item No: 3

APPLICATION No:	EPF/1225/12
SITE ADDRESS:	Sons Nursery Hamlet Hill Roydon Harlow Essex CM19 5JZ
PARISH:	Roydon
WARD:	Broadley Common, Epping Upland and Nazeing Roydon
DESCRIPTION OF PROPOSAL:	Change of use from horticulture to garden area, associated with residential use.
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=538713

CONDITIONS

1. The development hereby permitted within the red lined application site will be completed strictly in accordance with the approved drawings nos: 357:100 and unnumbered location plan.
2. 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 extensions to the existing property onto the garden area hereby approved and generally permitted by virtue of Part 1, Class A shall be undertaken without the prior written permission of the Local Planning Authority.
3. 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, Classes E and F (Outbuildings, enclosures and hard surfacing)] shall be undertaken without the prior written permission of the Local Planning Authority.
4. Within 3 months of this consent the existing shipping container located to the north of the residential dwelling shall be removed from the site.
5. No ancillary caravans, portable buildings or shipping containers shall be stationed at any time within the garden area hereby approved.

Report Item No: 4

APPLICATION No:	EPF/1690/12
SITE ADDRESS:	21 The Magpies Epping Upland Epping Essex CM16 6QG
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	Rear dormer.
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=540909

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. 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 08.00 to 17.00 Monday to Friday and 09.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 5

APPLICATION No:	EPF/1819/12
SITE ADDRESS:	Leaside Nursery Nursery Road Nazeing Essex EN9 2JF
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Change of use of nursery buildings to class B8 storage use.
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=541710

CONDITIONS

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
2. The development hereby permitted will be completed strictly in accordance with the approved drawing no. 2815/10A
3. The premises shall be used solely for B8 and for no other purpose (including any other purpose in Class B of the Schedule to the Town & Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order.
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 8, Class A shall be undertaken without the prior written permission of the Local Planning Authority.
5. The uses hereby permitted shall not be open to customers/staff outside the hours of 08:00 to 18:00 on Monday to Friday and 08:00 to 13:00 on Saturday, and shall be open at no time on Sundays and Bank/Public Holidays.
6. No outdoor storage or external lighting shall take place on site without prior written approval from the Local Planning Authority.
7. No vehicles of a weight of over 7.5T shall use the site in any circumstances.
8. The use hereby permitted shall be for a temporary period of 3 years from the date of this permission.

Report Item No: 6

APPLICATION No:	EPF/1849/12
SITE ADDRESS:	The White Lion 11 Sun Street Waltham Abbey Essex EN9 1ER
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Renovation of redundant pub at ground floor level with conversion of existing first floor residential to 2 no flats which includes extension to rear with new external amenity terrace with stairs from courtyard below.
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=541833

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: PP-001, PP-100, PP-101
3. No development shall take place until samples 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. For the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.
4. Prior to commencement of development additional drawings that show details of proposed new external windows, doors and balustrades, by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the Local Planning Authority. Work shall be carried out in accordance with such plans.
5. The communal courtyard area shown on plan ref: PP-100 shall be retained free of obstruction for the parking of residents, staff and visitors vehicles and/or for the taking of deliveries and use by service vehicles.
6. Prior to the erection of any external advertisements, with the exception of signs displaying the sale of the building, details of the size, appearance and colour of any proposed signage shall be submitted to and agreed in writing by the Local Planning Authority. Any advertisements thereafter displayed shall be done so in accordance with the agreed details.

7. The ground floor of the premises shall be used solely for Class A4. and for no other purpose (including any other purpose in Class A of the Schedule to the Town & Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order.

8. All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 08.00 to 17.00 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.