

**Report to District Development Control
Committee**

Date of meeting: 26 June 2013



**Epping Forest
District Council**

**Subject: Planning Application EPF/0382/13 – 24 Bower Hill, Epping -
construction of 1 no. two bedroom house.**

**Officer contact for further information: D Duffin x4336
Committee Secretary: S Hill Ext 4249**

Recommendation:

That the Committee considers the recommendation of the Area Plans Sub-Committee East to grant planning permission subject to the following planning 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 730-01A.**
- 3. No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such approved 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 B shall be undertaken without the prior written permission of the Local Planning Authority.**
- 6. 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 18.30 Monday to Friday and 08:00 -13.00 hours on Saturday, and at no time during on Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.**

Report

1. (Director of Planning and Economic Development) This application has been referred by the Area Plans Sub Committee East with a recommendation that permission be granted.

Planning Issues

2. The planning issues to be debated by members are laid out in the attached Officers report. The sub-committee on 22 May 2013 carried a recommendation from officers to approve planning permission subject to the above conditions. This was agreed by the sub-committee. It is still the position of Officers that the proposed development is an appropriate land use at this location.

Conclusion

3. The Area Plans East Committee in this case considered the final decision should be made by this committee. The application is recommended for approval.