

## **EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Planning Sub-Committee **Date:** 20 July 2016  
West

**Place:** Council Chamber, Civic Offices, **Time:** 7.30 - 10.00 pm  
High Street, Epping

**Members Present:** A Mitchell (Chairman), G Shiell (Vice-Chairman), R Bassett, D Dorrell, R Gadsby, L Hughes, H Kane, S Kane, Y Knight, J Lea, M Sartin, S Stavrou and E Webster

**Other Councillors:**

**Apologies:** R Butler

**Officers Present:** J Godden (Principal Planning Officer (Heritage, Enforcement & Landscaping)), M Jenkins (Democratic Services Officer) and R Perrin (Democratic Services Officer)

### **7. 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.

### **8. WELCOME AND INTRODUCTION**

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements agreed by the Council, to enable persons to address the Sub-Committee in relation to the determination of applications for planning permission.

### **9. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting of the Sub-Committee held on 20 June 2016 be taken as read and signed by the Chairman as a correct record.

### **10. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillor M Sartin declared a non-pecuniary interest in the following agenda items by virtue of being a District Council representative to the Lee Valley Regional Park Authority. The Councillor advised that her interests were not prejudicial and indicated that she would remain in the meeting for the consideration of the item and voting thereon:

- EPF/3275/15 Oakleigh Nursery, Paynes Lane, Nazeing, Waltham Abbey EN9 2EU;
- EPF/0041/16 Oakleigh Nursery, Paynes Lane, Nazeing, Waltham Abbey EN9 2EU; and
- EPF/0861/16 Oakleigh Nursery, Paynes Lane, Nazeing, Waltham Abbey EN9 2EU.

(b) Pursuant to the Council's Code of Member Conduct, Councillor R Bassett declared a non-pecuniary interest in the following agenda items by virtue of being Chairman of the Lee Valley Food Task Force. The Councillor advised that his interest was not prejudicial but indicated that he would be withdrawing from the meeting for these items and any voting thereon:

- EPF/3275/15 Oakleigh Nursery, Paynes Lane, Nazeing, Waltham Abbey EN9 2EU;
- EPF/0041/16 Oakleigh Nursery, Paynes Lane, Nazeing, Waltham Abbey EN9 2EU; and
- EPF/0861/16 Oakleigh Nursery, Paynes Lane, Nazeing, Waltham Abbey EN9 2EU.

(c) Pursuant to the Council's Code of Member Conduct, Councillor R Bassett declared a non-pecuniary interest in the following agenda item by virtue of knowing one of the neighbours consulted. The Councillor advised that his interest was not prejudicial but indicated that he would be withdrawing from the meeting for this item and any voting thereon:

- EPF/1131/16 Camps, Hoe Lane, Nazeing EN9 2RG.

(d) Pursuant to the Council's Code of Member Conduct, Councillor S Stavrou declared a non-pecuniary interest in the following agenda item by virtue of being a Council representative on the Lee Valley Regional Park Authority Planning Committee. The Councillor advised that her interest was not prejudicial and that she would remain in the meeting for the consideration of the items and voting thereon:

- EPF/3275/15 Oakleigh Nursery, Paynes Lane, Nazeing, Waltham Abbey EN9 2EU;
- EPF/0041/16 Oakleigh Nursery, Paynes Lane, Nazeing, Waltham Abbey EN9 2EU; and
- EPF/0861/16 Oakleigh Nursery, Paynes Lane, Nazeing, Waltham Abbey EN9 2EU.

(e) Pursuant to the Council's Code of Member Conduct, Councillor R Gadsby declared a non-pecuniary interest in the following agenda item by virtue of being an Essex County Council Deputy Portfolio Holder for Creative Economy and Skills. The Councillor advised that her interest was not prejudicial and that she would remain in the meeting for the consideration of the items and voting thereon:

- EPF/3275/15 Oakleigh Nursery, Paynes Lane, Nazeing, Waltham Abbey EN9 2EU;
- EPF/0041/16 Oakleigh Nursery, Paynes Lane, Nazeing, Waltham Abbey EN9 2EU; and
- EPF/0861/16 Oakleigh Nursery, Paynes Lane, Nazeing, Waltham Abbey EN9 2EU.

(f) Pursuant to the Council's Code of Member Conduct, Councillor S Stavrou declared a non-pecuniary interest in the following agenda item by virtue of having used the architectural services of the applicant's agent in the past. The Councillor advised that her interest was not prejudicial and that she would remain in the meeting during the consideration of the item and voting thereon:

- EPF/1131/16 Camps, Hoe Lane, Nazeing EN9 2RG

**11. ANY OTHER BUSINESS**

It was reported that there was no urgent business for consideration at the meeting.

**12. DEVELOPMENT CONTROL**

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

**RESOLVED:**

That, Planning applications numbered 1 – 11 be determined as set out in the annex to these minutes.

**CHAIRMAN**

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**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/3275/15
<b>SITE ADDRESS:</b>	Oakleigh Nursery Paynes Lane Nazeing Waltham Abbey Essex EN9 2EU
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use of part of packing shed to single dwelling unit for nursery worker (retrospective)
<b>DECISION:</b>	Granted Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=581555](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=581555)

**CONDITIONS**

- 1 The occupation of the dwelling hereby approved shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.
  
- 2 Details of foul water disposal shall be submitted to the local planning authority within 2 months of this decision for agreement in writing. The agreed scheme must be fully implemented within 3 months of that agreement.
  
- 3 A Phase 1 Land Contamination investigation shall be carried out within 3 months of the date of this decision. 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]

- 4        Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, a Phase 2 site investigation has been carried out within 3 months. 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 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]
  
- 5        Should Land Contamination Remediation Works be identified as necessary under the above condition, a detailed remediation scheme to bring the site to a condition suitable for the intended use shall be submitted to the Local Planning Authority within 2 months, for approval by the Local Planning Authority. The approved remediation works shall be completed within 2 months of their approval by the LPA 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]
  
- 6        Within 1 month of completion of the measures identified in the approved remediation scheme 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.
  
- 7        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.

- 8 Written evidence of the employment status of all adult living in the scheme hereby allowed shall be provided to the Planning Enforcement Team within 1 month of the date of this permission. This should show that the person(s) are employed in agriculture.
- 9 Within six months a plan showing provisions for the storage of waste must be provided and agreed in writing by the Local Planning Authority.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0041/16
<b>SITE ADDRESS:</b>	Oakleigh Nursery Paynes Lane Nazeing Essex EN9 2EU
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	The replacement of two existing dilapidated caravans with 2 new caravans for residential use by nursery workers (and associated concrete bases).
<b>DECISION:</b>	Deferred

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=581777](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=581777)

Members voted to defer making a decision on this application in order for a site visit to take place.



**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0861/16
<b>SITE ADDRESS:</b>	Oakleigh Nursery Paynes Lane Nazeing Essex EN9 2EU
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Retention of 1 mobile caravan to provide accommodation for workers.
<b>DECISION:</b>	Deferred

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

[http://planpub.eppingforestdc.gov.uk/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=583653](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=583653)

Members voted to defer making a decision on this application in order for a site visit to take place.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/0049/16
<b>SITE ADDRESS:</b>	39 Harrier Way Waltham Abbey Essex EN9 3JQ
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey Honey Lane
<b>DESCRIPTION OF PROPOSAL:</b>	Raising of the existing ridge line by 350mm and the construction of a rear dormer with rooflights to the front roofslope.
<b>DECISION:</b>	Granted Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=581797](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=581797)

**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 rooflights hereby approved shall protrude no more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof.
  
- 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/0682/16
<b>SITE ADDRESS:</b>	Quaker Lane Car Park Quaker Lane Waltham Abbey Essex EN9 1ER
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey South West
<b>DESCRIPTION OF PROPOSAL:</b>	Knock down wall at first part of Quaker Lane Car Park and replace with railings.
<b>DECISION:</b>	Granted Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=583273](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=583273)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
  
- 2 No development, 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.
  
- 3 The railings hereby approved shall be painted black and retained as such in perpetuity.
  
- 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 permitted will be completed strictly in accordance with the approved drawings nos: Location Plan, Fencing drawings SF 8.14 and SF 8.32.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/0880/16
<b>SITE ADDRESS:</b>	2 Ladywell Prospect Sheering Essex CM21 9PT
<b>PARISH:</b>	Sheering
<b>WARD:</b>	Lower Sheering
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use from residential (C3) to a mixed use of residential (C3) and childminding (D1 Nursery) use.
<b>DECISION:</b>	Not Discussed

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=583674](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=583674)

This item was placed on the agenda in error.

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/0888/16
<b>SITE ADDRESS:</b>	Cobmead Honey Lane Waltham Abbey Essex EN9 3BA
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey Honey Lane
<b>DESCRIPTION OF PROPOSAL:</b>	Residential development of 5 no. detached dwellings and associated infrastructure.
<b>DECISION:</b>	Granted Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=583683](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=583683)

**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: 2014-454-: 002 REV A and 001 - 019
- 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 by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 4 No development shall take place until details of 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.
- 5 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.

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Class A of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 7 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 8 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan 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.
- 9 No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved 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]
- 10 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]

- 11 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]

- 12 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.

- 13 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.

- 14 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.
- 15 No preliminary groundwork's of any kind 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 local planning authority
- 16 Prior to the first occupation of the development the vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The parking and turning areas shall be retained in perpetuity for their intended purpose.
- 17 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tool. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.



**Report Item No: 8**

<b>APPLICATION No:</b>	EPF/1111/16
<b>SITE ADDRESS:</b>	Deer Park 3 Claverhambury Road Waltham Abbey Essex EN9 2BL
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey North East
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use from residential to mixed use for residential and commercial use.
<b>DECISION:</b>	Granted Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=584235](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=584235)

**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 Location Plan, Existing floor plan, Proposed floor plan and Red lined aerial photograph.
- 3 The parking of commercial vans relating to the business being run at the site known as Deer Park, 3 Claverhambury Road, Waltham Abbey shall be limited to the area indicated for parking purposes on the submitted red lined aerial photograph and shall not take place anywhere else within the application site.
- 4 Prior to the use of the commercial van parking area hereby approved details of a sympathetically designed 2m high boundary treatment along the adjacent northern front boundary shall be submitted to and agreed in writing by the Local Planning Authority. The approved boundary treatment shall be erected prior to the parking of any commercial vans and shall be retained thereafter for as long as the business use continues on the site.
- 5 No vehicle over 3.5 tonnes shall be stationed, parked or stored on the land.
- 6 There shall be no outdoor storage within the application site.

- 7 No more than three commercial vehicles are to be on the site at any one time.
- 8 The level of business use taking place within the property known as Deer Park, 3 Claverhambury Road, Waltham Abbey shall be limited to the areas indicated in red on the approved Proposed floor plan.
- 9 The business use hereby permitted shall not be open to staff outside the hours of 09:00 to 18:00 on Monday to Friday and 09:00 to 13:30 on Saturdays and at no time on Sundays or Bank Holidays.

**Report Item No: 9**

<b>APPLICATION No:</b>	EPF/1131/16
<b>SITE ADDRESS:</b>	Camps Hoe Lane Nazeing Essex EN9 2RG
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed outbuilding
<b>DECISION:</b>	Granted Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=584262](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=584262)

**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: 225.20, 225.21, Design and Access/Historic Impact Assessment, Aboricultural Impact Assessment: OS 1167-16-Doc1 dated February 2016 by Open Spaces, OS 1167-16.1, OS 1167-16.2 by Open Spaces.
- 3 Prior to first occupation of the development hereby approved, the proposed rooflights) over the shower and gym rooms shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 4 No development shall have taken place until 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. 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.
- 5 The proposed development shall only be used as ancillary accommodation for the existing dwellinghouse and shall not be occupied as a unit separately from the dwelling known as 'Camps'.

- 6 The development shall be undertaken in accordance with Open Space Arboricultural Impact Assessment dated February 2016 (ref: S1167-16Doc1) and Tree Protection Plan (ref OS1167-16-Doc1) and Tree Protection Plan (ref OS1167-16.2). The development shall be carried out only in accordance with these approved documents unless the Local Planning Authority gives its written consent to any variation.

**Report Item No: 10**

<b>APPLICATION No:</b>	EPF/1216/16
<b>SITE ADDRESS:</b>	Units 14 and 15 Arlingham Mews Sun Street Waltham Abbey Essex EN9 1ED
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey South West
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use from A1 (shop) to D1 (education and training centre)
<b>DECISION:</b>	Granted Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=584428](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=584428)

**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: Location Plan dated 5/5/2016, 13.1031/102, Planning Statement dated 4 May 2016, letter from Alan Wilcox of Duncan Phillips Ltd dated 29 June 2016, Email letter dated 1/7/16 from the applicant.
- 3 The education and training centre hereby permitted shall not be open to customers / members outside the hours of 08:00 to 21:00 on Monday to Saturday and 09:00 to 18:15 on Sundays and Bank Holidays.
- 4 A shopfront display shall be maintained at all times to the satisfaction of the Planning Authority.
- 5 The premises shall be solely for the purposes of an educational learning as indicated by the plans hereby approved and for no other purpose in class D1 of the Schedule to the Town and 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 re-enacting that Order.
- 6 No more than 12 students shall be tutored within the premises at any one time.

**Report Item No: 11**

<b>APPLICATION No:</b>	EPF/1234/16
<b>SITE ADDRESS:</b>	4 Quendon Drive Waltham Abbey Essex EN9 1LG
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey North East
<b>DESCRIPTION OF PROPOSAL:</b>	New 4 bed detached unit
<b>DECISION:</b>	Granted Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=584478](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=584478)

**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: ELA/ Rev A - 1 - 13
- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Class A and B of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 4 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 5 There shall be no discharge of surface water onto the Highway.
- 6 An assessment of flood risk, focussing on surface water drainage, shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The development shall be carried out and maintained in accordance with the approved details.

- 7 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site.

Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the Local Planning Authority contacted and a scheme to investigate the risks and / or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the Local Planning Authority prior to the recommencement of development works.

Following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.

- 8 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.

- 9 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 by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.

- 10 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.

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