

## **EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Planning Sub-Committee West      **Date:** Wednesday, 22 March 2017

**Place:** Council Chamber, Civic Offices, High Street, Epping      **Time:** 7.30 - 9.40 pm

**Members Present:** Councillors A Mitchell (Chairman), G Shiell (Vice-Chairman), R Bassett, R Butler, D Dorrell, H Kane, S Kane, Y Knight, M Sartin, S Stavrou, E Webster

**Apologies:** Councillors R Gadsby, L Hughes, J Lea

**Officers Present:** J Godden (Principal Planning Officer (Heritage, Enforcement & Landscaping)), S Tautz (Democratic Services Manager), P Pledger (Assistant Director (Housing Property)), R Perrin (Democratic Services Officer)

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### **56. 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.

### **57. 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.

### **58. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting of the Sub-Committee held on 22 February 2017 be taken as read and signed by the Chairman as a correct record.

### **59. DECLARATIONS OF INTEREST**

The following interests were declared by members of the Sub-Committee pursuant to the Council's Code of Member Conduct:

(a) Councillor M. Sartin declared a personal, non-pecuniary interest in agenda items 7(2) (EPF/2285/16 – Devoncot, Carthegena Estate, Nazeing), 7(3) (EPF/3071/16 – The Conifers, Netherhall Road, Roydon) and 7(7) (EPF/3325/16 – Haslingfield, Meadgate Road, Nazeing), by virtue of being one of the Council's appointed representatives to the Lea Valley Regional Park Authority. Councillor Sartin indicated that her interests were not prejudicial and that she would remain in the meeting during the consideration and voting on the respective planning applications;

(b) Councillor S. Stavrou declared a personal, non-pecuniary interest in agenda items 7(2) (EPF/2285/16 – Devoncot, Carthegena Estate, Nazeing), 7(3) (EPF/3071/16 – The Conifers, Netherhall Road, Roydon) and 7(7) (EPF/3325/16 – Haslingfield, Meadgate Road, Nazeing), by virtue of being one of the Council's appointed representatives to the Lea Valley Regional Park Authority. Councillor Sartin indicated that her interests were not prejudicial and that she would remain in the meeting during the consideration and voting on the respective planning applications;

(c) Councillor S. Stavrou also declared a non-pecuniary interest in agenda items 7(4) (EPF/3216/16 – Garage site at St. Thomas's Close, Waltham Abbey) and 7(5) (Garage site adjoining 92/94 Beechfield Walk, Waltham Abbey), by virtue of being the Portfolio Holder responsible for Housing and the Chairman of the Council Housebuilding Cabinet Committee. Councillor Stavrou declared that her interests were prejudicial and indicated that she would leave the meeting during the consideration and voting on the respective planning applications;

(d) Councillor R. Bassett declared a personal, non-pecuniary interest in agenda item 7(6) (EPF/3273/16 – Ridge House, Hoe Lane, Nazeing), as both he and the applicant were current members of Nazeing Parish Council. Councillor Bassett indicated that his interest was not prejudicial, but that he would leave the meeting during the consideration and voting on the planning application; and

(e) Councillor Y. Knight declared a personal, non-pecuniary interest in agenda item 7(6) (EPF/3273/16 – Ridge House, Hoe Lane, Nazeing), as a former member of Nazeing Parish Council concurrently with the applicant. Councillor Knight indicated that her interest was not prejudicial and that she would remain in the meeting during the consideration and voting on the planning application.

**60. ANY OTHER BUSINESS**

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

**61. DEVELOPMENT CONTROL**

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

**RESOLVED:**

That planning applications numbered 1-8 be determined as set out in the schedule attached as an annex to these minutes.

**CHAIRMAN**

## Report Item No: 1

<b>APPLICATION No:</b>	EPF/1958/16
<b>SITE ADDRESS:</b>	Parvills Farm Chambers Manor Farm Lane Epping Upland Epping Essex CM16 6PL
<b>PARISH:</b>	Epping Upland
<b>WARD:</b>	Broadley Common, Epping Upland and Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Listed building consent for Modernisation of services to whole house (already started), with new underfloor heating to ground floor, remodelling of kitchen fireplace and modern bathroom to the first floor stair tower landing.
<b>DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=586056](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=586056)

### CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.
- 2 Notwithstanding the approved drawings, the 1930s/1940s fireplace in the central sitting room shall be retained in situ.
- 3 The Victorian timber screen in the central sitting room shall be retained in situ.
- 4 Further photographic details of the woodburner to be installed in the kitchen shall be submitted to and approved by the Local Planning Authority prior to its installation on site.
- 5 Additional drawings that show details of the underfloor heating by section at scales between 1:20 and 1:1 as appropriate shall be submitted to and approved by the LPA in writing prior to the commencement of any works.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/2285/16
<b>SITE ADDRESS:</b>	Devoncot Carthegena Estate Nazeing Essex EN10 6TA
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Application for variation of conditions 1 and 2 on planning application EPF/2411/11 (Use of site for private gypsy/traveller site for one family comprising two mobile homes, two touring caravans and utility building) to allow for permanent occupation of the site.
<b>DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=587036](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=587036)

**CONDITIONS**

- 1 The use hereby permitted shall be carried on only by Mr and Mrs Delaney and their resident dependants.
- 2 When the land ceases to be occupied by those named in condition 1 above, the use hereby permitted shall cease and all caravans, buildings, structures, materials and equipment brought on to the land, or works undertaken to it in connection with the use shall be removed and the land restored to its condition before the development took place.
- 3 No more than 4 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 (of which no more than 2 shall be static mobile homes) shall be stationed on the site at any time.
- 4 The use hereby permitted shall cease and all caravans, structures, equipment and materials brought onto the land for the purposes of that use shall be removed within 3 months of the date of failure to meet any of the requirements set out in (i) to (iv) below:
  - i) Within 3 months of the date of this decision, or such other period as the Local Planning Authority may agree in writing, a suitable flood risk assessment shall be submitted in writing to the Local Planning Authority for its written approval. The scheme shall include an assessment to the 100 year plus 70% event for sensitivity testing, and a design to the 100 year plus 35% event.
  - ii) Within 11 months of the date of this decision, the scheme referred to above shall have been approved by the Local Planning Authority or, if the Local Planning

Authority refuses to approve the scheme or fails to give a decision within the prescribed period, an appeal shall have been made to, and accepted by, the Secretary of State.

iii) If an appeal is made in pursuance of (ii) above, that appeal shall have been finally determined and the submitted scheme shall have been finally approved by the Secretary of State.

iv) The approved scheme shall have been carried out and completed in accordance with the approved

- 5 There shall be no stationing or parking of LGVs or vehicles over 3.5T on site, and no commercial or business uses shall take place at any time on the site.
- 6 Within 6 months of the date of this permission details of foul and surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 7 No further hardstanding to be laid on the site without the prior written approval of the Local Planning Authority.
- 8 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.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/3071/16
<b>SITE ADDRESS:</b>	The Conifers Netherhall Road Roydon Essex CM19 5JR
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Roydon
<b>DESCRIPTION OF PROPOSAL:</b>	Continued use of building as temporary sleepover accommodation for security purposes for up to three nights each week between the hours of 6 p.m. to 8 a.m. Ancillary to the Class B1 Use on the site.
<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=589502](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=589502)

This application was deferred in order for a site visit to be carried out and for further information on the need for the new use.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/3216/16
<b>SITE ADDRESS:</b>	Garages St Thomas's Close Waltham Abbey Essex EN9 3PQ
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey Paternoster
<b>DESCRIPTION OF PROPOSAL:</b>	5 affordable homes with 10 parking spaces
<b>DECISION:</b>	Refuse Permission

**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=589893](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=589893)

**REASONS FOR REFUSAL**

- 1 The proposed development would be out of keeping with the street scene and the surrounding estate, and would also be a cramped form of development on this restricted site contrary to policies DBE1, 2, CP2 of the adopted local plan and alterations.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/3217/16
<b>SITE ADDRESS:</b>	Garages adj 92/94 Beechfield Walk Waltham Abbey Essex EN9 3AD
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey South West
<b>DESCRIPTION OF PROPOSAL:</b>	5 affordable homes with 10 parking spaces
<b>DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=589894](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=589894)

**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:
- 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 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, B and E of Part [1] of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 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 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.

- 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 within the submitted Chartwell Tree Consultant Ltd's Arboricultural Report dated 1st November 2016 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 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.
- 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 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]

- 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 No tree works of the overhanging trees should take place between 1st March and 31st August inclusive, unless a qualified ecologist has undertaken a careful, detailed check for active birds' nests immediately before demolition and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site.
- 16 Before any preparatory demolition or construction works commence on site, full ecological surveys and a mitigation strategy for the site shall be submitted to the Local Planning Authority for agreement in writing with a working methodology for site clearance and construction work to minimise impact on any protected species and nesting birds. Development shall be undertaken only in accordance with the agreed strategy and methodology.
- 17 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.
- 18 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.
- 19 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.
- 20 There shall be no discharge of surface water onto the highway.
- 21 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 22 Details of an acoustic fence on the northern boundary of the site shall be submitted in writing to the LPA prior to the first occupation of the houses hereby agreed and thereafter maintained in a serviceable condition

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/3273/16
<b>SITE ADDRESS:</b>	Ridge House Hoe Lane Nazeing Essex EN9 2RJ
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of four detached dwellings
<b>DECISION:</b>	Refuse Permission

**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=590114](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=590114)

**REASON FOR REFUSAL**

- 1 The proposal constitutes inappropriate development in the Metropolitan Green Belt for which planning permission should not be granted, save in very special circumstances. In addition to the harm by reason of its inappropriateness, the proposed development would also be detrimental to the open character of the Green Belt in this location and would cause harm to the visual amenity of the area. The applicant has failed to demonstrate that other considerations clearly outweigh that identified harm to the Green Belt and, as such, the proposed development is therefore contrary to Government guidance contained within the National Planning Policy Framework and saved policies GB2A and GB7A of the adopted Local Plan and Alterations.

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/3325/16
<b>SITE ADDRESS:</b>	Haslingfield Meadgate Road Carthegenia Estate Nazeing Essex EN10 6TA
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Application for variation of condition 1 'use for limited period', 2 'restoration of land' and 4 'flood risk assessment' on planning application EPF/0144/12 (Part retrospective change of use from use as a single dwelling to a mixed use of single dwelling and residential caravan site for an extended gypsy family with four caravans. (Two for independent living and two as ancillary accommodation to the dwelling))
<b>DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=590262](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=590262)

**CONDITIONS**

- 1 The mixed use of the site as a single dwelling and residential caravan site for an extended gypsy family with 4 caravans hereby permitted shall be carried on only by Miley and Kathleen Connors, Patrick and Margaret Connors, Miley (Senior) and Mary Connors, Margaret Murphy and their resident dependants.
- 2 When the land ceases to be occupied by those named in condition 1 above the use hereby permitted shall cease and all non-ancillary caravans, buildings, structures, materials and equipment brought on to the land, or works undertaken to it in connection with the use shall be removed and the land restored to its condition before the development took place.
- 3 No more than 4 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 shall be stationed on the site at any time, 2 of which shall be occupied only as ancillary accommodation to the dwelling house and not as separate residential units.

- 4 The use hereby permitted shall cease and all caravans, structures, equipment and materials brought onto the land for the purposes of that use shall be removed within 3 months of the date of failure to meet any of the requirements set out in (i) to (iv) below:
- i) Within 3 months of the date of this decision, or such other period as the Local Planning Authority may agree in writing, a suitable flood risk assessment shall be submitted in writing to the Local Planning Authority for its written approval. The scheme shall include an assessment to the 100 year plus 70% event for sensitivity testing, and a design to the 100 year plus 35% event.
  - ii) Within 11 months of the date of this decision, the scheme referred to above shall have been approved by the Local Planning Authority or, if the Local Planning Authority refuses to approve the scheme or fails to give a decision within the prescribed period, an appeal shall have been made to, and accepted by, the Secretary of State.
  - iii) If an appeal is made in pursuance of (ii) above, that appeal shall have been finally determined and the submitted scheme shall have been finally approved by the Secretary of State.
  - iv) The approved scheme shall have been carried out and completed in accordance with the approved
- 5 There shall be no stationing or parking of LGVs or vehicles over 3.5T on site, and no commercial or business uses shall take place at any time on the site.
- 6 Within 6 months of the date of permission details of foul and surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed 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.

**Report Item No: 8**

<b>APPLICATION No:</b>	EPF/3381/16
<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>	Demolition of the existing side extension and replacement with two, three bedroom detached dwellings.
<b>DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=590478](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=590478)

**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: Design and Access Statement, ELA/1A, ELA/2A, ELA/3A, ELA4A, ELA/6 A, (Proposed front and rear elevations) ELA/6A (Proposed side elevations). ELA/13 revB ELA/16A.
- 3 Prior to first occupation of the development hereby approved, the proposed window opening(s) in the first floor southern flank elevation(s) 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 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.
- 5 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The assessment shall demonstrate that adjacent properties shall not be subject to increased flood risk and, dependant upon the capacity of the receiving drainage, shall include calculations of any increased storm run-off and the necessary on-site detention. The approved measures shall be carried out prior to the substantial completion of the development hereby approved and shall be adequately

maintained in accordance with the approved management and maintenance plan.

- 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, B and E of Part [1] of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 7 Prior to the first occupation of the development the access arrangements and vehicle parking as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out in perpetuity for their intended purpose.
- 8 Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council.
- 9 There shall be no discharge of surface water onto the highway.
- 10 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 11 The development shall not be commenced until details of the treatment of all boundaries including drawings of any gates, fences, walls or other means of enclosure have been submitted to and approved in writing by the local planning authority. The approved boundary treatments shall be completed prior to the first occupation of the development and shall thereafter be permanently retained and maintained.
- 12 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.
- 13 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.

- 14 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.
- 15 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.
- 16 A tree screen on the northern boundary shall be maintained.

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