

# **Report to District Development Management Committee**



**Epping Forest  
District Council**

**Date of meeting: 1 August 2018**

**Address:** Warehouse at Tutein Farm, Grove Lane, Chigwell, IG7 6JQ

**Subject:** Planning application EPF/0621/18 - Demolition of existing commercial buildings and erection of four dwellings

**Officer contact for further information:** S. Dhadwar (Ext 4018)

**Democratic Services Officer:** S. Tautz (Ext 4180)

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## **Recommendation(s):**

(1) That planning application EPF/0621/18 be granted planning permission, subject to the completion, within 6 months, of a Section 106 Legal agreement to secure appropriate financial contributions towards a) access management and monitoring of visitors to the Epping Forest Special Area of Conservation (SAC) and b) mitigation of air pollution in the vicinity of the Epping Forest SAC.

And subject to the following 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:  
  
882.008.00, 782 004.01, dapa\_782\_200\_03, dapa\_782\_201\_03, dapa\_782\_203\_03, Flood risk and SuDS Statement by Ardent report ref: 180110 - 01A February 2018, Ecological Assessment by Ethos Environmental Planning Feb 2018, 17-602/1, Arboricultural Impact Assessment Report dated 26/1/18 re SHA 613 by Sharon Hosegood Associates, dapa\_782\_601.03 Design and Access Statement dated 15 May 2018 on EFDC Planning Database.
  
- 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 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.

- 5** 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 details shall include a low level traditional picket type fence on the northern (rear) boundary of the site and the height, species and size of hedges to be installed on the side flank of each dwelling. The approved boundary treatments shall be completed prior to the first occupation of the development and shall thereafter be permanently retained and maintained.
- 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** If any tree, shrub or hedge shown to be retained in accordance with the approved arboricultural reports 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.

- 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** The development shall be carried out in accordance with the flood risk assessment (Ardent Consulting, Ref 180110-01A February 2018) submitted with the application unless otherwise agreed in writing with the Local Planning Authority. 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 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.
- 11** 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]
- 12** 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]

- 13      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]
- 14      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.
- 15      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.

- 16 Prior to the first occupation of the units hereby approved, One IFR Schwegler Bat Tube shall be installed on the wall of either the western or southern elevation of each residential unit. These tubes shall be a minimum of 3 metres high. In addition and at the same time, bat access tile sets shall be installed on the roof of each dwelling at either the southern or western elevation. These items shall then be permanently maintained as such thereafter.
- 17 This permission shall not be implemented unless and until the recommendations set out in section 10 of the Ecological Assessment by Ethos Environmental Planning February 2018 has been fully undertaken and these mitigation measures shall be maintained for the duration of the use.
- 18 Prior to the first occupation of the development the access arrangements, vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The access, parking and turning areas shall be retained in perpetuity for their intended purpose.
- 19 An electric vehicle charging point shall be provided for each of the approved dwellings prior to first occupation
- 20 Prior to first occupation measures shall be incorporated within the development to ensure a water efficiency standard of 110 litres (or less) per person per day.
- 21 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 extensions, roof enlargements or outbuildings exceeding a volume of 10 cubic metres generally permitted by virtue of Classes 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.
- 22 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.**

- 23 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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### **Report:**

1. This application is presented to the District Development Management Committee since Members of the Area Plans South Sub Committee voted at their meeting on 11 June 2018 for it to be referred to this Committee for a final decision, after the number of members voting for and against was even. The original report to that meeting is set out below, with the addition of two late representations in the Consultations Carried Out....section, which had been orally summarised and reported to the 11 June 2018 meeting.

The application site has an area of 0.28 hectares. It includes the existing access road from Grove Cottages. The site is occupied by a large barn building. The remainder of the site is largely laid to lawn with trees and hedges aligning the southern and western perimeter of the site. The northern and eastern boundaries of the site are demarcated by a wooden picket fence. Adjoining the site is a chalet style house which is also owned by the applicant and has permission for an annexe building to be built close to eastern boundary of the application site. Further east is the Grade II listed Millers Farmhouse. To the north, west and south of the site are open fields.

The agricultural barn is used to store animal feed, hay and wood chippings, and distribute and sell these products to nearby stables and equestrian businesses. Prior to this use, it was utilised as a cattle barn.

The site falls within land designated as Green Belt. It has no heritage designation.

### **Description of Proposal:**

The demolition of the existing barn and the construction of 4 residential dwellings. 2 five bedroom detached houses and 2 four bedroom detached houses. Each unit will have two parking spaces each. Hedgerows are proposed as boundary treatment between the houses and at the northern site boundary.

Plot	Internal area sq.m	No. bedrooms	Amenity space	No of parking spaces
1	175	5	266	2

2	171	4	265	2
3	171	4	277	2
4	175	5	350	2

Each house measures a maximum of 12.5m deep at ground floor (reducing to 8.16m at the upper floor levels) by 8.4m deep and 8m high to the crown section of the roof.

Materials include clay tiles, blended brickwork and timber painted cladding.

### **Relevant History:**

EPF/0327/18 Demolition of existing annex and auxiliary outbuilding and erection of replacement annexe, and erection of two storey rear extension and front porch to existing house. Granted.

EPF/0844/17 Certificate of Lawful Development for existing change of use of agricultural barn to storage and distribution use. Lawful

EPF/0843/17 Certificate of Lawful Development for existing use of former annexe building to Tutein Farm as a single dwelling house. Not Lawful

EPF/0842/17 Certificate of Lawful Development for existing occupation of Tutein Farmhouse without compliance with condition no. 6 (occupancy condition) attached to planning permission ref: EPF/1439/83. Lawful

### **Policies Applied:**

#### *Adopted Local Plan:*

CP1	Achieving sustainable development objectives
CP2	Protecting the quality of the rural and built environment
CP3	New development
DBE1	Design of new buildings
DBE2	Effect on neighbouring properties
DBE3	Design in urban areas
DBE4	Design in the Green Belt
DBE8	Private amenity space
DBE9	Excessive loss of amenity to neighbouring properties
ST4	Road safety
ST6	Parking Standards
GB2A	Development in the Green Belt
GB7A	Conspicuous development
ST6	Vehicle parking
H2A	Previously developed land
RP4	Contaminated land

#### *NPPF:*

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

#### *Draft Local Plan:*

## **Epping Forest District Local Plan Submission Version 2017**

The Epping Forest District Local Plan (Submission Version) 2017 has been approved for publication and is the Plan the Council intend to submit for independent examination. The policies in the Plan are considered to be up to date and accord with national policy and therefore should be given substantial weight in the consideration of planning applications in accordance with the Council's decision on 14 December 2017 and paragraph 217 of the NPPF. The policies and the Plan are supported by up to date and robust evidence – the evidence should also be treated as a material consideration. The relevant policies in the context of the proposed development are:

SP1 -	Presumption in Favour of Sustainable Development
SP2 -	Spatial Development Strategy 2011-2033
SP6 -	Green Belt and District Open Land
SP7 -	The Natural Environment, Landscape Character and Green and Blue Infrastructure
H1 -	Housing Mix and Accommodation Types
T1 -	Sustainable Transport Choices
T2 -	Safeguarding of Routes and Facilities
DM1 -	Habitat Protection and Improving Biodiversity
DM2 -	Epping Forest SAC and the Lea Valley SPA
DM3 -	Landscape Character, Ancient Landscapes and Geodiversity
DM4 -	Green Belt
DM5 -	Green and Blue Infrastructure
DM6 -	Designated and Undesignated Open Spaces
DM7 -	Heritage Assets
DM9 -	High Quality Design
DM10 -	Housing Design and Quality
DM11 -	Waste Recycling Facilities on New Development
DM15 -	Managing and Reducing Flood Risk
DM16 -	Sustainable Drainage Systems
DM18 -	On Site Management of Waste Water and Water Supply
DM19 -	Sustainable Water Use
DM20 -	Low Carbon and Renewable Energy
DM21 -	Local Environmental Impacts, Pollution and Land Contamination
DM22 -	Air Quality

## **Consultation Carried Out and Summary of Representations Received**

Number of neighbours consulted: 16

Site notice posted: Yes

Responses received:

**1 GROVE COTTAGES GROVE LANE, 2 GROVE COTTAGES GROVE LANE, 3 GROVE COTTAGES GROVE LANE, 4 GROVE COTTAGES GROVE LANE, 5 GROVE COTTAGES GROVE LANE, 6 GROVE COTTAGES GROVE LANE, 8 GROVE COTTAGES GROVE LANE, 9 GROVE COTTAGES GROVE LANE, HOLLYCROFT GROVE LANE**  
**OBJECT** on the grounds of

- Harmful to openness of Green Belt. There are no very special circumstances to justify proposal. Harmful to visual amenity
- Lack of up to date Local Plan is not a reason to approve the application.
- The proposal along with existing at the 'Paddock' will be an overdevelopment



of the Lane.

- Will have detrimental impact on the visual aspect of the Lane.
- Will add to the vastly increased traffic using a narrow rural country lane.
- Loss of one of the last open enclaves in Chigwell. Disruption during construction.
- Harmful to appearance of countryside. The field behind the barn is a well-used part of the London Loop walk.
- 4 oversize executive houses substantially increase the linear footprint of buildings. The height of the houses are significantly higher than barn.
- Land is open land not PDL.
- Currently no commercial traffic from the site. Harm to road safety as a result of additional dwellings accessing very narrow semi rural lane.
- The proposed site does not appear to have direct access to a public road.
- No account seems to have been taken of the capacity of essential services. Is there sufficient capacity in the electricity, water and gas systems?

CHIGWELL RESIDENTS ASSOCIATION: No objection

THE PADDOCKS GROVE ROAD: SUPPORTS application. It would prevent further commercial activity in Grove Lane which would then become entirely residential. It would also contribute towards the need for much needed extra housing in the County.

PARISH COUNCIL: SUPPORTS this application because the proposal aligns with aspirations of this committee, to utilise previously developed sites for new residential dwellings that complement the existing aesthetic of the locality.

### **Main Issues and Considerations:**

#### **Green Belt**

Government Guidance states that new development within the Green Belt is inappropriate unless it falls within the list of exceptions set out in paragraphs 89 and 90 of the National Planning Policy Framework (NPPF). And provided it does not harm the openness of the Green Belt or conflict with the five purposes of including land within it than the existing development.

Local Policy GB2A is broadly in compliance with the aims and objectives of national Green Belt Policy. The NPPF states that one of the exceptions to inappropriate development within the Green Belt is the limited infilling or partial or complete redevelopment of previously developed sites, whether redundant or in continuing use (excluding temporary buildings) which would not have a greater impact on the openness of the Green Belt and the purposes of including land within it than the existing development.

The Design and Access statement indicates that the proposed volume of the new houses would be 2438 cubic metres. The existing volume of built form on the site is 2359 cubic metres. The proposal will therefore result in a net increase of 79 m<sup>3</sup> of additional built form on the site together with an increase of the building height of 1.2m (From a maximum of 6.8m to 8m).

Furthermore as the units are all of a size suitable for families, the future occupiers of the development will generate additional paraphernalia associated with this type of dwelling. The use of the site will therefore be a more intense use of the site than its existing use as a hay storage barn. The proposal is therefore considered to have a greater impact on the openness of the Green Belt compared with the current use on the site. It is therefore by definition inappropriate development and contrary to paragraph 89 of the NPPF and policy GB2A.

### Sustainability

The site is 1.3 miles from Grange Hill Station and 0.7 miles from the nearest bus stop. Amenities are also a similar distance away.

A condition is also recommended in accordance with policy T1 (G) of the Submission Version Plan which requires that the car parking spaces be fitted with electric charging points in order to reduce the amount fossil fuel emissions that will result should the scheme be built and occupied.

The proposal is therefore considered to be sustainably located.

### Trees / Landscape

The proposal will require the removal of 3 Ash trees (U category) which are growing either near the base of the barn or on the edge of the bank next to ditch (partially dead). The Ash Tree in the area south of the driveway is a grade B tree which is also proposed to be removed as it gets in the way of the development. Given that these trees are not protected it is recommended that replacement trees are planted within the proposed development which are of at least equal quality to those proposed to be removed. It is on this basis considered that the proposal complies with the requirements of policy LL10 and LL11 of the Local Plan.

It is also recommended that a condition be attached to any permission requiring details of boundary treatment. This requirement is to ensure that the hedges between the proposed plots are maintained. It would also ensure that a low level picket type fence is installed on the rear boundary of the site in order to maintain the open verdant character of the site from all views including long views from the London Loop. It is on this basis considered that the proposal will not cause excessive harm to the landscape character and biodiversity of the site in accordance with policies LL11 of the Local Plan and DM3 of the Submission Version.

### Character and appearance.

The proposal is sufficiently distant from the Grade II listed Millers Farmhouse to be considered outside its setting.

The houses are to be positioned in a staggered design which will be slightly set back from existing house at Tutein Farm and the Millers Farmhouse. Plans have also been amended so that the height of the houses is reduced to 8m. This height reflects the height of

neighbouring properties; the listed farmhouse building and new houses being built on the old 'Paddock' site to the east of the listed Farmhouse.

A 2m set back from the eastern flank boundary has also been provided in order to preserve the spacious open character of the site.

The traditional appearance of units are similar to those approved at 'The Paddock' site and accord with the Essex Design Guide. The proposed materials also reflect those used in this locality. It is for these reasons considered that the proposal will preserve the distinctive local character of this area in accordance with policies DBE1, DBE4 of the Local Plan and DM9 of the Submission Version.

#### Quality of resulting residential accommodation

All dwellings meet current internal space standards set out in the Essex Design Guidelines and National Technical Standards. They also provide acceptable levels of outlook and ventilation. All units meet amenity space standards required by Policy DBE8 of the Local Plan. The quality of the proposed accommodation is therefore considered acceptable.

#### Impact on neighbouring amenity

The chalet bungalow adjoining the site is owned by the applicants and has its side flank facing the proposal site. All other neighbouring residential properties are sufficiently distant as to not be materially affected by the proposal in accordance with policy DBE9 of the Local Plan.

#### Ecology

The proposal requires the demolition of an existing barn; it is therefore considered that there is a strong likelihood that bats or their breeding sites and resting places might be present within the site. It is for this reason that a condition is suggested which requires that the recommendations set out in section 10 of the Ecological Assessment by Ethos Environmental Planning February 2018 are fully undertaken. The Countrycare team also require that bat tubes and bat tiles are installed within each dwelling.

It is on the basis of these suggested conditions that the proposal is considered to make adequate provision for the protection and suitable management of established habitats of local significance for wildlife in accordance with Chapter 11 of the NPPF and policy NC4 of the Local Plan.

#### Epping Forest Special Area of Conservation

The proposal will create 4 new residential units which are within a distance of 6.2km from the Epping Forest SAC, therefore policies DM2 (C) and DM22 of the Submission Version Plan require that any permission would be subject to a financial contribution to pay towards access management and monitoring of visitors to the Forest in order to mitigate against the harmful impacts of development on the air quality and biodiversity within the Forest. However, at the time of writing this report, the exact amount of contribution has not been agreed.

#### Land Drainage

The applicant has provided a flood risk assessment with the application which the Land Drainage Officer agrees with in principle. He therefore recommends that its recommendations are controlled by condition. He also requires further details of foul and

surface water drainage. The proposal subject to these conditions complies with the Utilities policies within the Local Plan and Submission Version.

#### Contaminated Land.

The Contaminated Land Officer has reviewed this application and considers that “due to its use as a cattle farm and warehouse along with the presence of made ground, there is the potential for contaminants to be present on site. In order to ensure that future occupiers are not put at risk from this contamination, she recommends that contamination mitigation conditions are attached to any permission in accordance with Paragraphs 120-124 of the NPPF and policy RP4 of the Local Plan.

#### Highway and Parking Issues

Neighbours have raised concerns regarding the current poor parking and access situation within Grove Lane. This is due to the lack of a pavement.

Paragraph 32 of the NPPF requires that planning applications should only be refused on transport grounds where the ‘residual cumulative impacts of the development are severe’.

The drive is wide enough to accommodate two passing vehicles and therefore the Highways Authority has not raised any objections to the proposal subject to conditions. This is consistent with its comments in relation to planning permission granted under reference EPF/0329/17 at the Paddocks (off the eastern side of Grove Lane) for 12 houses. These approved houses will also be accessed via Grove Lane.

It is agreed that the lack of a separate pavement for pedestrians on Grove Lane is not ideal. However the addition of 4 houses will not excessively increase the existing level of harm. Furthermore given the lack of objection from the Highways Authority the case officer considers that the cumulative impacts of the proposal will not be ‘severe’ and as such refusal on these grounds could not be justified at appeal.

It is for these reasons that the proposal accords with policies ST4 and ST6 of the Local Plan and T1 of the Submission Version.

#### Green Belt Balance /Conclusion

The proposal will increase the volume of solid built form on the site by of 3.6%. The height of the proposed buildings will rise from a maximum of 6.8m to 8m. The intensity of use on the site will also increase. The proposal is therefore by definition inappropriate development.

Paragraph 87 of the NPPF requires that inappropriate development is by definition harmful to the Green Belt. It is for this reason that it would need to be demonstrated that there are very special circumstances which would clearly outweigh the harm to the Green Belt as a result of inappropriateness of the development and all other harms.

The percentage increase in size is comparatively small; therefore reducing the size of the scheme will not materially reduce its impact. Furthermore the units are to be positioned in a more southerly position in comparison to the existing barn. This repositioning will move the built form away nearer to existing buildings surrounding the site, and as a consequence increase its separation from the open fields and London Loop route to the north of the site.

All the units have a high standard of design and will make a positive contribution to the character and appearance of this locality.

The proposal would also make a positive contribution to the supply of good quality housing within the District.

The site is also within a sustainable location.

It is for these reasons considered that there is sufficient public benefit to clearly outweigh the harm resulting from the additional solid built form and the consequent loss of openness subject to a pre-commencement conditions requiring further details and method statements in relation to soft landscaping on the site. It is for these reasons recommended for approval subject to conditions.

***Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:***

***Planning Application Case Officer: Sukhi Dhadwar  
Direct Line Telephone Number: 01992 564597***

***or if no direct contact can be made please email:  
[contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***