

Report to the Council

Date: 25 September 2018

Subject: Planning Application EPF/0637/18 - The Lodge, Woolston Hall, Chigwell

RECOMMENDING:

That the Council consider the recommendation of the District Development Management Committee that planning permission for residential infill comprising 12 no. residential dwelling houses with associated off-street parking, garden space and external landscaping at The Lodge, Woolston Hall, Chigwell, be granted subject to the completion of a legal agreement (Section 106 of the Town and Country Planning Act 1990) by 31 March 2019 that ensures:

- (a) a contribution towards provision of off-site affordable housing of £1,624,000, and**
- (b) appropriate financial contributions towards (i) access management and monitoring of visitors to the Epping Forest Special Area of Conservation (SAC) and (ii) mitigation of air pollution in the vicinity of the Epping Forest SAC;**

and 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:**

001.00 Site location plan, received 20/4/18

200.04

201.04

202.03

203.04

205.01

DW-2017-371 Topographical survey

Phase 1 Habitat Survey Report by Ethos Environmental Planning dated April 2017

Arboricultural Impact Assessment by Waterman Infrastructure & Environment Limited dated September 2017

Preliminary Geo-Environmental Risk Assessment by Waterman Infrastructure & Environment Limited dated February 2017

- (3) 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 carried out in accordance with the Preliminary Geo-Environmental Risk Assessment by Waterman Infrastructure & Environment Limited dated February 2017 submitted with the application unless otherwise agreed in writing with the Local Planning**

Authority. The development shall be implemented in accordance with such agreed details;

- (4) Access to the flat roof to the dining area as shown on the approved plans shall be for maintenance or emergency purposes only and the flat roof shall not be used as a seating area, roof garden, terrace, patio or similar amenity area;**
- (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 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 commence until a scheme to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall include recommendations made in the Phase 1 Habitat Survey Report submitted April 2017 by Ethos Environmental Planning. The scheme shall include new native planting with new soft landscaping, provision of six bat boxes erected in suitable trees or on new buildings and bat sensitive lighting scheme during and post construction. The scheme shall be implemented in full prior to the occupation of the development hereby approved;**
- (7) No removal of hedgerows, trees or shrubs shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared 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. Any such written confirmation should be submitted to 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;**
- (9) No development 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 in writing by the Planning Authority;**

- (10) 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;**
- (11) If any tree, shrub or hedge shown to be retained in accordance with the details approved in condition 10 above 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;**
- (12) 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;**
- (13) An electric vehicle charging point shall be provided for each of the approved dwellings prior to first occupation;**
- (14) 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;**
- (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) 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;**
- (17) Details of all walls, fences, gates and other means of enclosure to the residential development shall be submitted for approval by the Local Planning Authority in writing prior to any development above ground level, and the development shall be implemented in accordance with such approved details.**
1. At its meeting on 1 August 2018, the District Development Management Committee considered a planning application for residential infill comprising 12 no. residential dwelling houses with associated off-street parking, garden space and external landscaping, at The Lodge, Woolston Hall, Chigwell.
 2. The application was initially considered by the Area Plans Sub-Committee South on 27 June 2018, at which time it was referred to the District Development Management Committee for consideration with a recommendation that planning permission be refused in accordance with the recommendation of the Assistant Director (Development Management), on the application of the minority reference procedure set out in the Council's constitution (Rule M2).
 3. At its meeting on 1 August 2018, the District Development Management Committee considered a motion that planning permission for the proposed development be granted, subject to the matters set out in the recommendations above, which was won by a majority vote. Immediately following the voting on the motion that planning permission be granted, five members of the Committee referred the application to the Council for consideration on the application of the minority reference procedure.
 4. The report made to the District Development Management Committee is attached as Appendix 1 to this report, which includes the initial report considered by Area Plans Sub-Committee South on 27 June 2018 and the relevant site location plan (Appendix 2). This report will be presented to the Council by the Assistant Director (Development Management).
 5. The Council is requested to consider the recommendation of the District Development Management Committee accordingly.