

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

**Committee:** Area Planning Sub-Committee **Date:** 26 September 2018  
South

**Place:** Council Chamber - Civic Offices **Time:** 7.30 - 11.10 pm

**Members Present:** A Patel (Vice-Chairman, in the Chair), R Baldwin, A Beales, R Brookes, G Chambers, S Heap, R Jennings, J Jennings, H Kauffman, J Knapman, G Mohindra, S Neville, M Owen, C P Pond, C C Pond, J Share-Bernia and D Wixley

**Other Councillors:**

**Apologies:** D Sunger, K Chana, A Lion, S Murray, D Roberts and B Sandler

**Officers Present:** S Solon (Principal Planning Officer), A Hall (Director of Communities), A Hendry (Senior Democratic Services Officer) and G Woodhall (Senior Project Manager)

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### **32. 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.

### **33. MINUTES**

#### **RESOLVED:**

That the minutes of the Sub-Committee meeting held on 22 August 2018 be taken as read and signed by the Chairman as a correct record.

### **34. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillor G Mohindra declared an interest in the following item by virtue of knowing the family. The Councillor had determined that his interest was non-pecuniary and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1610/18 – Forest Place, Roebuck Lane, Buckhurst Hill

(b) Pursuant to the Council's Code of Member Conduct, Councillor A Patel declared an interest in the following item. The Councillor had determined that his interest was pecuniary and that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/1610/18 – Forest Place, Roebuck Lane, Buckhurst Hill

(c) Pursuant to the Council's Code of Member Conduct, Councillor J Knapman declared an interest in the following item. The Councillor had determined that his interest was non-pecuniary and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0840/18 – 1 Tomswood Road, Chigwell

**35. CHAIRMAN FOR ITEM 8(6) - EPF/1610/18**

**RESOLVED:**

With the permission of the Sub-Committee it was agreed that Councillor G Chambers would take the chair for agenda item 8(6) – EPF/1610/18 – Forest Place, Roebuck Lane, Buckhurst.

**36. ANY OTHER BUSINESS**

It was noted that there was no other urgent business for consideration by the Sub-Committee.

**37. EPPING FOREST DISTRICT LOCAL PLAN SUBMISSION VERSION - PLANNING POLICY BRIEFING NOTE**

It was noted that the Epping Forest District Local Plan Submission Version Planning Policy Briefing note was available at:

[http://www.efdclocalplan.org/wpcontent/uploads/2018/03/Planning-Policy-Briefing-Note\\_Mar-2018.pdf](http://www.efdclocalplan.org/wpcontent/uploads/2018/03/Planning-Policy-Briefing-Note_Mar-2018.pdf)

**38. DEVELOPMENT CONTROL**

(a) Site Visits

It was noted that there were no formal site visits requested by members prior to the consideration and determination of the following applications.

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

**RESOLVED:**

That the planning applications numbered 1 – 9 be determined as set out in the attached schedule to these minutes.

**39. EXCLUSION OF PUBLIC AND PRESS**

**RESOLVED:**

That the public and press be excluded from the meeting for the items of business set out below on the grounds that they would involve the likely disclosure of exempt information as defined in the paragraphs of Part 1 of Schedule 12A of the Local Government Act 1972:

<u>Item No.</u>	<u>Subject</u>	<u>Paragraph Number</u>
10	Planning appeal in respect of refused Application EPF/2499/17 – 13-15A Alderton Hill, Loughton	3

**40. PLANNING APPEAL IN RESPECT OF REFUSED APPLICATION EPF/2499/17 - 13-15A ALDERTON HILL, LOUGHTON**

Members received a tabled letter from DP9 Ltd giving their comments on EPF/2499/17 – 13-15A Alderton Hill, Loughton.

Also in attendance was the Council's Strategic Director, Alan Hall and the Kift Consultant, Helen Frost to give advice and background information.

After an extended discussion members agreed to go with the officers recommendation.

**RESOLVED:**

1. That Members noted the information provided.
2. That Members resolved that the Council should not pursue the second reason for the refusal of application EPF/2499/17 at appeal.

**CHAIRMAN**

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## Report Item No: 1

<b>APPLICATION No:</b>	EPF/0727/18
<b>SITE ADDRESS:</b>	Vere Road Garages Vere Road Loughton Essex
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Broadway
<b>DESCRIPTION OF PROPOSAL:</b>	Demolish existing garages. Formation of public car park.
<b>DECISION:</b>	Grant Permission (Subject to Legal Agreement)

**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=606934](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=606934)

## 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: 201802013 d, 201802013 A, 1000004377-2-SK05-02
- 3 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed. The installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 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.

**...and subject to the completion of a legal agreement under Section 106 of the Town and Country Planning Act to secure a financial contribution towards a) access management and monitoring of visitors to the Epping Forest SAC, and b) towards mitigation of air pollution in the vicinity of the Epping Forest SAC.**

**Report Item No:2**

<b>APPLICATION No:</b>	EPF/0840/18
<b>SITE ADDRESS:</b>	1 Tomswood Road Chigwell Essex IG7 5QP
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed apartment block (seven flats) on the site at 1 Tomswood Road.
<b>DECISION:</b>	Grant Permission (Subject to Legal Agreement)

**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=607414](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=607414)

**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: 800.001.00, 801.200.09, 801.201.09, 801.202.03, 801.203.04, 801.204.04, 801.205.05, 801.206.05 801.206.05, 801.208.00 and 801.208.02
- 3 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
  1. The parking of vehicles of site operatives and visitors
  2. Loading and unloading of plant and materials
  3. Storage of plant and materials used in constructing the development
  4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
  5. Measures to control the emission of dust and dirt during construction, including wheel washing.
  6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
  7. Measures to control noise during construction.
  8. Measures to control diesel emissions from construction vehicles operating on site.
- 4 No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor

slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.

- 5 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.
- 6 Prior to the commencement of the development, a full specification of and a programme for works to the oak tree on the highway verge(TPO/EPF/08/09 T2) shall be submitted to and approved by the Local Planning Authority. No works to the tree shall be undertaken prior to the approval of the said details, and the works shall thereafter be fully completed in accordance with the agreed programme.
- 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 No development other than ground works 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.
- 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 Prior to the commencement of development other than groundworks, details of fencing and means of access for service vehicles to the refuse storage area shall be submitted to and approved by the Local Planning Authority. The agreed works shall be fully implemented and available for use prior to the first occupation of any of the residential units hereby approved.
- 11 If any tree, shrub or hedge shown to be retained in the submitted Arboricultural reports is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased during development activities or 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 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 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.
- 14 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed at the site. The installed cleaning facilities shall be used to clean vehicles wheels immediately before leaving the site.
- 15 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.
- 16 Prior to the first occupation of the development the existing vehicular accesses off of Tomswood Road shall be fully reinstated to include full height kerb, footway construction and any amendments to the road lining as considered necessary.
- 17 Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation, per dwelling, of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator.
- 19 Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway.



- 20      Windows above ground floor level in the south facing side elevation of the building hereby permitted (abutting 3 Tomswood Road) shall be fixed and completed in obscure glass below 1.8m above floor levels in the rooms they serve. The said windows shall thereafter be retained in that form, and no additional windows shall be inserted above ground floor in the said side elevation without prior consent from the Local Planning Authority.
- 21      No part of any flat roof area to the building shall be used as a balcony, roof terrace or other amenity area without prior consent from 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. The installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.

**...and subject to the completion of a legal agreement under Section 106 of the Town and Country Planning Act to secure a financial contribution towards a) access management and monitoring of visitors to the Epping Forest SAC, and b) towards mitigation of air pollution in the vicinity of the Epping Forest SAC.**

**Report Item No:3**

<b>APPLICATION No:</b>	EPF/1072/18
<b>SITE ADDRESS:</b>	Phig Na Vira 64 High Road Chigwell Essex IG7 6QB
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of the existing garage and erection of new dwelling.
<b>DECISION:</b>	Grant Permission (Subject to Legal Agreement)

**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=608268](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=608268)

**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 shall have taken place until samples 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.
- 3 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.

If any tree, shrub or hedge shown to be retained in the submitted Arboricultural reports is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased during development activities or 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.

- 4 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.
- 5 Windows and doors shall match in appearance and material those within the existing terrace (nos. 54 to 64 High Road) unless otherwise agreed in writing with the Local Planning Authority.
- 6 No development, including works of demolition or site clearance, shall take place until foundation details have been submitted to the Local Planning Authority and approved in writing. The foundations shall consist of piles and an above ground beam design. Drawings submitted shall include cross sectional detail of pile and beam join and the location of piles in plan form. 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.
- 7 No development, including works of demolition or site clearance, shall take place until driveway details have been submitted to the Local Planning Authority and approved in writing. These shall consist of an above ground, no dig construction with a porous finish and included an Arboricultural supervision timetable.  
  
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 No services shall be installed within the root protection area of the sycamore (T2 on Tree protection plan) unless the Local Planning Authority gives its prior written approval.
- 9 An electric vehicle charging point shall be provided for each of the approved dwellings prior to first occupation.
- 10 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.
- 11 Prior to first occupation of the dwellings hereby approved measures to improve the ecological value of the site shall be implemented in accordance with details that have been submitted to and agreed in writing by the Local Planning Authority.
- 12 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: HR072017-01, HR072017-02, HR072017-03, HR072017-04, HR072017-05, HR072017-06, HR072017-07, HR072017-08, HR072017-09, HR072017-10, HR072017-11, HR072017-12, HR072017-BP01, HR072017-BP02
- 13 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.

- 14 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed. The installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.

**...and subject to the completion of a legal agreement under Section 106 of the Town and Country Planning Act to secure a financial contribution towards a) access management and monitoring of visitors to the Epping Forest SAC, and b) towards mitigation of air pollution in the vicinity of the Epping Forest SAC.**

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/1242/18
<b>SITE ADDRESS:</b>	143-149 High Road and 2 Old Station Road Loughton Essex IG10 4LY
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>DESCRIPTION OF PROPOSAL:</b>	Extension to the second floor to provide 5 flats (2 x 2 bedroom flats and 3 x 1 bedroom) along with associated alterations and change of use to parts of the existing ground and first floors in order to accommodate the access staircase."
<b>DECISION:</b>	Grant Permission (Subject to Legal Agreement)

**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=609015](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=609015)

**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:  
  
PA904-MB-00-102-PR SF August 2018; PA904-MB-04-103-PR Rear August 2018; PA904-MB-04-101-PR Side August 2018; PA904-MB-00-103-PR Roof August 2018; PA904-MB-06-103-PR Section AA; PA904-MB-04-102-PR Side SW; PA904-MB-00-103-PR Roof; PA904-MB-00-100-PR GF; PA904-MB-00-101-PR FF; PA904-MB-00-100-Site; PA904-MB-01-100-PR GF; PA904-MB-01-101-PR FF; PA904-MB-01-103-ROOF; PA904-MB-01-200-Ex Front; PA904-MB-01-201-Ex Side; PA904-MB-01-202-Ex Side PA904-MB-01-203-Ex Rear
- 3 The external finishes of the development hereby permitted, including window design, shall match in material, colour, style, bonding and texture those of the principal elevations of the existing building.
- 4 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
  1. The parking of vehicles of site operatives and visitors
  2. Loading and unloading of plant and materials
  3. Storage of plant and materials used in constructing the development

4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
  5. Measures to control the emission of dust and dirt during construction, including wheel washing.
  6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
  7. Measures to control noise during construction.
  8. Measures to control diesel emissions from construction vehicles operating on site.
- 5 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.
- 6 Prior to the commencement of the development hereby approved, details of proposals to refurbish the external appearance of the existing building shall be submitted to and approved in writing by the District Council. The approved proposals shall be carried out within 12 months of the completion of the development hereby approved.

**And subject to the completion of a S106 legal agreement to secure:**

- 1. Appropriate financial contributions for the management and monitoring of visitors and mitigating impact on air quality within the Epping Forest Special Area of Conservation.**
- 2. The relocation of a direction sign adjacent to the old Station Road Frontage of the site at the developers expense.**

**Report Item No:5**

<b>APPLICATION No:</b>	EPF/1453/18
<b>SITE ADDRESS:</b>	142 Buckhurst Way Buckhurst Hill Essex IG9 6HP
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill East
<b>DESCRIPTION OF PROPOSAL:</b>	Extension to form new first floor and conversion into two, four bedroom, semi-detached houses
<b>DECISION:</b>	Grant Permission (Subject to Legal Agreement)

**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=609962](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=609962)

**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: 15.8 / 10, 11A, 12A, 13A and 14A
- 3 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.
- 4 No development shall take place until details of the proposed surface materials, boundary treatments and landscaping for the front garden area have been submitted to and approved in writing by the Local Planning Authority. The agreed surfacing shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property. The agreed works shall be completed prior to the first occupation of the development or within 1 year of the substantial completion of the development hereby approved, whichever occurs first.
- 5 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.

- 6 The alterations to the vehicle crossover shown on the approved plans shall be fully completed prior to first occupation of the development hereby permitted.
- 7 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.
- 8 Windows in the north facing side elevation of the extensions hereby permitted (abutting 140 Buckhurst Way) shall be fixed non-opening and obscure glazed, and shall be permanently retained in that form. No additional windows shall be installed in the north facing side elevation without prior consent from the Local Planning Authority.
- 9 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, C and E (other than in the case of Class E a single structure not exceeding 10 square metres in area) of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 10 An electric vehicle charging point shall be provided for each of the approved dwellings prior to first occupation

**...and subject to the completion of a legal agreement under Section 106 of the Town and Country Planning Act to secure a financial contribution towards a) access management and monitoring of visitors to the Epping Forest SAC, and b) towards mitigation of air pollution in the vicinity of the Epping Forest SAC.**



**Report Item No:6**

<b>APPLICATION No:</b>	EPF/1610/18
<b>SITE ADDRESS:</b>	Forest Place Roebuck Lane Buckhurst Hill Essex IG9 5QL
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	Application for variation of condition 2 'plan numbers' on planning application EPF/1957/15 (Demolition of two storey building fronting Roebuck Lane, single storey detached building and detached house adjoining boundary with Linders Fields Nature Reserve. Redevelopment comprising a 2.5, 3 and 4 storey development with basement to create 125 new care units at the application site, together with ancillary medical and recreational facilities and single storey courtyard development. Retention of existing 40 bed facility in Maple Unit. Creation of 57 parking spaces including two level car parking for 40 vehicles in north eastern corner of the site and 17 spaces within redesigned frontage area adjacent to Roebuck Lane). Amendments to design of building and parking layout, together with construction of access way, erection of privacy fencing and erection of outbuildings and bin storage.
<b>DECISION:</b>	Grant Permission (Subject to Legal Agreement)

**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=610653](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=610653)

**CONDITIONS**

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos:

FHY 02  
FHY\_213 rev F  
FHY\_217  
FHY\_218  
FHY\_219  
FHY\_220  
FHY\_231 rev C  
FHY\_232  
FHY\_233 rev C  
FHY\_234 rev B  
FHY\_237

FHY\_238 rev C  
 101264 FP-HLN-A 1026-NB-XX- C  
 101264 FP-HLN-A 5009-NB-B- CC  
 101264 FP-HLN-A 5010 -NB-00- CC  
 101264 FP-HLN-A 5011-NB-01- CC  
 101264 FP-HLN-A 5012-NB-02- CC  
 101264 FP-HLN-A 5013-NB-03- CC  
 101264 (90)205 rev C5  
 101264 (90)210  
 LC-2523-02 Revision B  
 LC-2523-10 Revision C  
 EL-01 Rev. B  
 EL-02 Rev. C  
 EL-03 Rev. C  
 EL-04 Rev. C  
 TCTC-11017-PL-02

- 2 The development shall be implemented in accordance with the details of external finishes approved under permission EPF/1706/16, unless otherwise agreed in writing by the Local Planning Authority.
  
- 3 The development hereby approved shall be completed in accordance with the recommendations of the Phase 2 investigation report approved under permission EPF/0165/17.
  
- 4 No further construction work 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]
  
- 5 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.  
 Policy Framework and policy RP4 of the adopted Local Plan and Alterations.

- 6 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.
- 7 The measures specified in the flood risk assessment and management and maintenance plan approved under permission EPF/1678/16 shall be carried out prior to the substantial completion of the development and thereafter shall be maintained in accordance with the approved management and maintenance plan.
- 8 If any tree, shrub or hedge shown to be retained in the submitted Arboricultural reports is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased during development activities or 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 The tree protection, methodology for construction adjacent to trees and Arb site supervision shall be undertaken in accordance with the submitted Tree Survey/Arboricultural Method Statement unless the Local Planning Authority gives its prior written approval to any alterations. Tree protection shall be implemented as shown on Tracy Clarke 'revised tree protection plan' drawing number TCTC-11017-PL-02 dated March 2018.
- 10 Within 3 months of the date of this consent. 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 Prior to the first occupation of the development the access arrangements shall be fully implemented, as shown in principle on drawing no.FHY\_213 Rev F, and shall include the full reinstatement of the existing layby to a footway and the removal and reinstatement of the redundant vehicular access.
- 12 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.
- 13 There shall be no discharge of surface water onto the highway.
- 14 The development hereby approved shall be carried out in accordance with the construction method statement approved under permission EPF/1173/16.
- 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 The nursing home shall be operated in accordance with the Travel Plan approved under permission EPF/1678/16 unless otherwise agreed in writing by the Local Planning Authority.
- 17 The accessway adjacent to the southern and eastern site boundaries shall not be used by motor vehicles other than emergency vehicles.
- 18 Within 3 months of the substantial completion of the building hereby approved, gates of an open design submitted to and approved in writing by the Local Planning Authority shall be erected across the accessway adjacent to the southern site boundary between the south facing flank of the building and the site boundary with 41 Roebuck Lane. Thereafter the gates or replacement gates of similar design shall be retained permanently and kept shut to motor vehicles other than in the case of an emergency.
- 19 The access to the car deck car park hereby approved from the accessway adjacent to the eastern site boundary shall be restricted in width to not more than 1.5 metres by way of walls, as indicated in drawing numbers 101264 (90)205 rev C5 and 101264 (90)210.

**Subject to the completion, within 6 months, of an agreement under S106 of the Town and Country Planning Act 1990 in respect of a contribution of £3000 towards monitoring the implementation of a Travel Plan and £41,634 towards early years education and child care provision.**

**Report Item No:7**

<b>APPLICATION No:</b>	EPF/1691/18
<b>SITE ADDRESS:</b>	30 Barrington Green Loughton Essex IG10 2BA
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Broadway
	Mr Cem Yaman
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use of Units 2, 3 and 4 previously permitted to be used for purposes within Use Class A3 (restaurants and cafes) under planning permission EPF/2163/13 to use for a mix of purposes within Use Class A3 (restaurants and cafes) and Use Class A5 (hot food takeaways). Provision of outside seating area of 8 tables for 32 covers. Installation of extractor ventilation system connected to external acoustic aluminium weather louvres to the rear at ground floor level.
<b>DECISION:</b>	Refused

**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=611026](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=611026)

***Refused for the following reasons:***

By reason of the intensity of outdoor activity likely to be generated by the hot food take-away component of the proposal together with the proposed outside seating area and extended opening hours, the proposed development would be likely to cause significant harm to the living conditions of neighbouring dwellings by way of noise, disturbance and pungent odours, particularly cigarette smoke and vapours. The proposal is therefore contrary to Local Plan and Alterations policy DBE9 and Local Plan Submission Version policy DM 9, paragraph H(iv), which are consistent with the NPPF.

By reason of the position of extract ventilation discharge points in close proximity to balconies and windows of neighbouring dwellings, the proposed development is likely to cause significant harm to the living conditions of those dwellings by way noise, disturbance and pungent odours, particularly cooking odours. The proposal is therefore contrary to Local Plan and Alterations policy DBE9 and Local Plan Submission Version policy DM 9, paragraph H(iv), which are consistent with the NPPF.

**Way Forward:**

Delete the outside seating from the proposal and demonstrate low level discharge of extract ducting will not harm the living conditions of neighbouring dwellings.

**Report Item No:8**

<b>APPLICATION No:</b>	EPF/1911/18
<b>SITE ADDRESS:</b>	57 Southern Drive Loughton Essex IG10 3BX
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Roding
<b>DESCRIPTION OF PROPOSAL:</b>	Retrospective application for a loft conversion with a rear dormer, ridge to be raised 350mm
<b>DECISION:</b>	Grant 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=612013](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=612013)

**Report Item No:9**

<b>APPLICATION No:</b>	EPF/1965/18
<b>SITE ADDRESS:</b>	Regency House Kings Place Buckhurst Hill Essex IG9 5EB
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	Conversion and extension of existing first floor office/store premises to a self-contained flat.
<b>DECISION:</b>	Grant Permission (Subject to Legal Agreement)

**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=612234](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=612234)

**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 numbers RH-1, RH -2, RH-3, and a 1/200 block plan and a location plan..
- 3 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.

**...and subject to the completion of a legal agreement under Section 106 of the Town and Country Planning Act to secure a financial contribution towards a) access management and monitoring of visitors to the Epping Forest SAC,  
and b) towards mitigation of air pollution in the vicinity of the Epping Forest SAC.**

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