

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 27 April 2016
South

Place: Roding Valley High School, Brook **Time:** 7.30 - 10.07 pm
Road, Loughton, Essex. IG10 3JA.

Members Present: J Hart (Chairman), G Chambers, K Chana, R Jennings, H Kauffman, J Knapman, A Lion, L Mead, A Patel, C P Pond, C C Pond, C Roberts, B Sandler, S Watson and D Wixley

Other Councillors:

Apologies: H Mann, G Mohindra and L Wagland

Officers Present: S Solon (Principal Planning Officer), P Pledger (Assistant Director (Housing Property)), M Jenkins (Democratic Services Officer), S Mitchell (PR Website Editor) and A Hendry (Senior Democratic Services Officer)

67. 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.

68. MINUTES

RESOLVED:

That the minutes of the last meeting of the Sub-Committee held on 30 March 2016 be agreed and signed by the Chairman as a correct record.

69. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Conduct Councillor C C Pond declared a non pecuniary interest in the following item by virtue of knowing the applicant. The Councillor advised that he would remain in the meeting for the duration of the discussion and voting thereon:

- EPF/0318/16 6 Summerfield Road, Loughton, Essex IG10 4JF

(b) Pursuant to the Council's Code of Conduct Councillor L Mead declared a non pecuniary interest in the following item. She advised that she would leave the meeting for the duration of the discussion and voting thereon:

- EPF/0184/16 Braeside School, 130 High Road, Buckhurst Hill, Essex IG9 5SD

70. ANY OTHER BUSINESS

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

71. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 10 be determined as set out in the attached schedule to these minutes.

72. COUNCILLOR J HART - CHAIRMAN OF AREA PLANS SOUTH SUB-COMMITTEE

This was the last Area Plans South Sub-Committee chaired by Councillor J Hart as he was stepping down at the forthcoming election.

Members thanked him for his work as Chairman in particular his skill at managing long meetings with many planning applications. Councillor J Hart said that he had enjoyed being both Councillor and committee Chairman, Members wished him well in the future.

73. EXCLUSION OF PUBLIC AND PRESS

The Sub-Committee noted that there were no items of business on the agenda that necessitated the exclusion of the public and press from the meeting.

CHAIRMAN

Report Item No: 1

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| APPLICATION No: | EPF/2618/15 |
| SITE ADDRESS: | Parking area at southern end of cul-de-sac Thatchers Close Loughton Essex IG10 2JH |
| PARISH: | Loughton |
| WARD: | Loughton Fairmead |
| DESCRIPTION OF PROPOSAL: | Erection of one 2 storey affordable home with 2 parking spaces |
| DECISION: | Granted Permission (With Conditions) |

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=579953

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 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.
- 3 Details of the treatment or alteration to the boundary fences at the rears of numbers 10 to 16 Goldingham Avenue shall be submitted to and approved by the Local Planning Authority before any works commence on site. Once approved these details shall be implemented in full on site.
- 4 The development hereby permitted will be completed strictly in accordance with the approved drawings numbered PL04B, PL03A, PL06A, PL05B, PL01, PL02.
- 5 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.

- 6 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.
- 7 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed. The approved installed cleaning facilities shall be used to clean vehicles wheels and underbody immediately before leaving the site.
- 8 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.
- 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 roof enlargement generally permitted by virtue of Class B of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

Report Item No: 2

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| APPLICATION No: | EPF/2638/15 |
| SITE ADDRESS: | Garages to rear of numbers 100 to 108 Pyrles Lane Loughton Essex IG10 2NW |
| PARISH: | Loughton |
| WARD: | Loughton Fairmead |
| DESCRIPTION OF PROPOSAL: | Demolition of garages and erection of a terrace of 3 two storey affordable homes, with 6 car parking spaces |
| DECISION: | Refused 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=579995

REASONS FOR REFUSAL

1. The cumulative impact of the means of accessing the development site, comprising of an accessway of considerable length and narrow width, insufficient to allow cars to pass each other, together with the absence of a turning area within the site is likely to result in significant conflict between vehicles, pedestrians and cyclists. Such conflict would be harmful to the safe and free flow of traffic on both Pyrles Lane and the accessway, contrary to Local Plan and Alterations policy ST6, which is consistent with the National Planning Policy Framework.
2. Insufficient details of the means of storing refuse is submitted and, having regard to the highly constrained access arrangements for the site, it seems likely that the indicated refuse storage proposals on collection days would exacerbate the harm identified in the first reason for refusal that the access arrangements would cause to the interests of safety. Accordingly, the proposal is contrary to Local Plan and Alterations policy ST6, which is consistent with the National Planning Policy Framework.
3. By reason of its bulk, scale, height and siting adjacent to the ends of rear gardens of houses on Pyrles Green, Pyrles Lane and Grosvenor Drive, it is likely the proposal would appear excessively overbearing when seen from the gardens of 11, 12 and 13 Pyrles Green, 102, 104, 106 and 108 Pyrles Lane and 31, 33, 35, 37 and 39 Grosvenor Drive. Accordingly, the proposal would be harmful to the living conditions of those dwellings, contrary to Local Plan and Alteration policy DBE9, which is consistent with the National Planning Policy Framework.

Way forward

Members considered it may be possible to address their concerns about the safe and free flow of traffic by providing a turning head within the site and demonstrating appropriate sight lines at the junction of the accessway with Pyrles Lane. Members recognised achieving a turning head within the site will require a reduction in the numbers of off-street parking spaces for the development and were willing to give consideration to a revised proposal. Members considered their concern about the living conditions of neighbours may be addressed by reducing the height of the

proposed terrace through either providing first floor rooms partially within the roof space or by proposing a single-storey building as an alternative form of development.

Report Item No: 3

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| APPLICATION No: | EPF/2969/15 |
| SITE ADDRESS: | Debden Hall Debden Green Loughton Essex IG10 2NZ |
| PARISH: | Loughton |
| WARD: | Loughton Broadway Loughton Fairmead Loughton St Johns |
| DESCRIPTION OF PROPOSAL: | Demolition of existing dwelling house and out-buildings and erection of new environmentally sustainable dwelling house with associated landscaping works. Refurbishment and repair of Grade II listed gates and piers. |
| DECISION: | Granted 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=580657

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: 265-PL-01A, 02A, 03,04, 05A,06, 07A, 08A and 09A, drawings AR-DEBD001-D-100, 101, 102, 103-R03 and drawings AR-DEBD001-D-601 - 609 inclusive-001
- 3 Development related to the construction of the development hereby permitted, including any works of site clearance, shall not commence until works for the eradication of the variegated yellow archangel plant species has been commenced in accordance with a programme submitted to and approved by the Local Planning Authority prior to implementation. The said programme shall be monitored by a suitably qualified arboriculturalist or similar approved by the Local Planning Authority. Reports on progress of the programme shall be submitted to and approved by the Local Planning Authority prior to the commencement of construction above ground level and at three monthly intervals thereafter. The building shall not be occupied until eradication of the said species has been certified by the said arboriculturalist.

- 4 All tree and shrub clearance works on the site shall only be undertaken outside the bird nesting season (1st March - 31st August unless otherwise agreed by the Local Planning Authority).

- 5 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. Means of transporting materials and equipment from the site entrance to the construction area, and removing spoil from the construction area.
 5. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 6. Measures to control the emission of dust and dirt during construction,
 7. A scheme for recycling/disposing of waste resulting from demolition and construction works,

- 6 Prior to the commencement of development, a phasing programme shall be submitted to and approved by the Local Planning Authority. The phasing programme shall include details of timing of demolition of the existing New Oak Lodge dwellings, construction of the access road, and completion of all works including boundary fencing to land being transferred to enlarge Home Mead Nature Reserve. The works shall be undertaken in strict compliance with the agreed phasing plan unless otherwise agreed in writing by the Local Planning Authority.

- 7 The carriageway of the proposed access road shall be constructed prior to the commencement of the erection of the dwelling hereby approved unless otherwise agreed by the Local Planning Authority.

- 8 Prior to the commencement of any preparatory demolition or construction works commence on site, ecological surveys as specified and where required mitigation strategies in respect of the following shall be submitted to and approved by the Local Planning Authority:
 1. A phase 1 bat survey
 2. A phase 1 reptile survey
 3. A presence / absence survey for Stag Beetles
 4. A Great Crested Newt Survey

All surveys shall be undertaken by suitably qualified specialists approved by the Local Planning Authority prior to commencement of the surveys. A completion statement to certify compliance with all agreed mitigation measure shall be submitted to and agreed by the Local Planning Authority prior to first occupation of the dwelling hereby permitted.

- 9 No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]
- 10 Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]
- 11 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]

- 12 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
- 13 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.
- 14 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.
- 15 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.
- 16 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.
- 17 Prior to commencement of development, a full schedule of works proposed to the entrance gates and piers shall be submitted to and approved by the Local Planning Authority. The works as agreed shall be fully implemented prior to first occupation of the dwelling hereby permitted.
- 18 Prior to the commencement of the development, details of works to the watercourse / brook on the site including details of features to be introduced in to the watercourse, works to affect the direction and rate of water flow and structures within 2 metres of the watercourse shall be submitted to and approved by the Local Planning Authority. The works shall thereafter only be carried out in strict accordance with the agreed details and shall not be altered without prior consent of the Local Planning Authority.

- 19 No construction works above ground level shall take place until documentary and photographic details including samples where required 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.
- 20 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; car parking layouts; other minor artefacts and structures, including 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 and full details of the ornamental pond including construction materials and water sourcing.. 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.
- 21 Prior to the commencement of development, the following details shall be submitted to and approved by the Local Planning Authority
- i. Tree protection plan to include the alignment of utility apparatus (including drainage and ground source heat pumps), and the site set up i.(ie locations for site huts, temporary toilets, contractor parking, storage of materials, cement mixing etc.)
 - ii. Arboricultural Method statement including a list of contact details for all relevant parties..
 - iii. Schedule of works to retained trees eg works required to facilitate demolition / construction activities
 - iv. Arboricultural site monitoring schedule, A detailed schedule of visits is required..
- The works thereafter shall be fully implemented in strict accordance with the agreed details unless otherwise agreed by the Local Planning Authority.
- 22 Prior to commencement of development, details of all walls, fences, gates or other means of enclosure shall be agreed in writing by the Local Planning Authority, and shall be erected and thereafter maintained in the agreed positions before the first occupation of the dwelling hereby approved. No alterations to the position, height or finish to the said means of enclosure nor shall any additional means of enclosure be constructed without prior consent of the Local Planning Authority
- 23 Prior to the commencement of development, details of all external lighting to the site shall be submitted to and approved by the Local Planning Authority. The works as agreed shall be fully implemented prior to first occupation of the dwelling hereby permitted. No additional lighting shall thereafter be installed without the prior consent

of the Local Planning Authority.

- 24 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 25 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.
- 26 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.
- 27 No trenches or pipe runs for services and drains required to service the development hereby approved shall be cut or laid otherwise than in accordance with BS5837:2012 (Trees in relation to design, demolition and construction - Recommendations), except with the approval of the local planning authority.
- 28 Prior to the first occupation of the development the access arrangements, as shown on drawing no.265-PL08, shall be fully implemented and be retained as such in perpetuity.
- 29 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 any class of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 30 There shall be no increase in the areas comprising the domestic garden area, the ornamental pond, the kitchen garden, pedestrian walkways vehicle access and hardstandings beyond the areas defined as such on drawing number 265-PL-05 revA without prior consent from the Local Planning Authority.

and subject to the completion, within 4 months, of an agreement under S106 of the Town and Country Planning Act 1990 in respect of the transfer of land at no cost for inclusion within Home Mead Local Nature, site clearance, erection of boundary fencing and a financial contribution amounting to a total of £33,180 for ongoing maintenance over first ten years following the transfer of the land.

Report Item No: 4

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| APPLICATION No: | EPF/3031/15 |
| SITE ADDRESS: | 41 Alderton Hill Loughton Essex IG10 3JD |
| PARISH: | Loughton |
| WARD: | Loughton Alderton Loughton St Marys |
| DESCRIPTION OF PROPOSAL: | Two storey front, side and rear extensions including construction of 1 rear dormer windows. Single storey rear extensions. Increase in the ridge height of the existing house to facilitate the creation of second floor level and rooms in the roof space. Conversion of integral garage into habitable room. |
| DECISION: | Granted Permission (With Conditions) |

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=580953

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 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.
- 4 No development, including works of demolition or site clearance, shall take place until details of the retained landscaping (trees / hedges) and their methods of protection (in accordance with BS5837:2012 -Trees in relation to design, demolition and construction –Recommendations) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details unless the Local Planning Authority gives its written consent to any variation.

- 5 The "patio doors" in the first floor of the rear elevation of the two-storey rear extension hereby approved shall be enclosed by balustrades fixed to the exterior of the rear wall that project no more than 10cm from it and are fitted such that at least the lower 1 metre of the doors are enclosed, as shown on drawing no M.2.E Revision C. The balustrades, or replacements of the same specification, shall be permanently retained.

- 6 Access to the flat roof of the single-storey extension hereby approved 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.

- 7 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 8 The development hereby approved shall not be commenced until details of the means of enclosure of the application site forward of the principal elevation of the house have been submitted to and approved by the Local Planning Authority in writing. The site forward of the principal elevation of the site shall thereafter be enclosed in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 5

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| APPLICATION No: | EPF/3282/15 |
| SITE ADDRESS: | 1 Princes Way Buckhurst Hill Essex IG9 5DU |
| PARISH: | Buckhurst Hill |
| WARD: | Buckhurst Hill West |
| DESCRIPTION OF PROPOSAL: | Proposed two storey dwelling house including basement to the side of No. 1 Princes Way, Buckhurst Hill (Revised application) |
| DECISION: | Granted Permission (With Conditions) |

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=581613

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 An assessment of flood risk, focussing on surface water drainage, shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The development shall be carried out and maintained in accordance with the approved details.

- 3 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.

4 Materials to be used for the external finishes of the proposed development shall match those of the existing dwelling at 1 Princes Way, unless otherwise agreed in writing by the Local Planning Authority.

5 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.

6 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.

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 08:00 to 18.00 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 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.

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 enlargement of the houses generally permitted by virtue of Class A of Part 1 of Schedule 2 to the Order, other than a single-storey extension with an eaves height of 3 metres, a maximum height of 4 metres above ground level and projecting not more than 4 metres beyond the original rear wall at ground floor, shall be undertaken without the prior written permission of the Local Planning Authority.

10 Prior to the occupation of the development hereby approved, written details of the proposed method of treatment of water within the swimming pool shall be submitted to the Local Planning Authority.

Report Item No: 6

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| APPLICATION No: | EPF/0108/16 |
| SITE ADDRESS: | 29 The Drive Loughton Essex IG10 1HB |
| PARISH: | Loughton |
| WARD: | Loughton St Marys |
| DESCRIPTION OF PROPOSAL: | Single storey rear and front extensions |
| DECISION: | Granted Permission (With Conditions) |

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=581953

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 7

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| APPLICATION No: | EPF/0184/16 |
| SITE ADDRESS: | Braeside School 130 High Road Buckhurst Hill Essex IG9 5SD |
| PARISH: | Buckhurst Hill |
| WARD: | Buckhurst Hill West |
| DESCRIPTION OF PROPOSAL: | Erection of temporary single storey Classroom Building close to rear of main building and close to the north boundary of the site. |
| DECISION: | Granted Permission (With Conditions) |

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=582095

CONDITIONS

- 1 The development hereby permitted shall be removed from the site together with any associated materials and the land restored on or before 27 June 2017 in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority. The scheme of work shall be submitted to the Local Planning Authority by 27 October 2016 unless otherwise agreed in writing by the Local Planning Authority.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 5034 DE 00, 5034 DE 01, 5034 DE 02, 5034 DE 03, 5034 DE 04, GE0001 Rev X and TJK400.1
- 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.
- 4 No development, including site clearance, shall take place until a scheme of soft landscaping and a statement of the methods, including a timetable, for its Implementation (linked to the development schedule), have been submitted to the Local Planning Authority and approved in writing. The landscape scheme shall be carried out in accordance with the approved details and the agreed timetable. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand in writing.

- 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 The temporary classroom building hereby approved shall be painted green and maintained that colour so long as it is stationed at Braeside School.

Report Item No: 8

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| APPLICATION No: | EPF/0257/16 |
| SITE ADDRESS: | 72 High Beech Road Loughton Essex IG10 4BL |
| PARISH: | Loughton |
| WARD: | Loughton Forest |
| DESCRIPTION OF PROPOSAL: | Erection of brick boundary wall on Forest View Road. |
| DECISION: | Refused 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=582295

- 1 By reason of its, design, height and materials of construction the proposed boundary wall would appear incongruous in the street scene and overbearing to pedestrians passing by the wall. As a consequence the proposal would be harmful to the character and appearance of the locality, contrary to Local Plan and Alterations policies CP2(iv) and DBE1 which are consistent with the National Planning Policy Framework.

Report Item No: 9

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| APPLICATION No: | EPF/0258/16 |
| SITE ADDRESS: | Land and Garages accessed to the rear of 82 Alderton Hall Lane and to the rear of 139 Chequers Road Bushfields Loughton Essex IG10 3JR |
| PARISH: | Loughton |
| WARD: | Loughton Alderton |
| DESCRIPTION OF PROPOSAL: | Demolition of existing garages and erection of 2 x 2 bed two storey affordable homes with 5 parking spaces. |
| DECISION: | Granted Permission (With Conditions) |

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=582296

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: PL01, PL02, PL03 A, PL04 A, PL05, PL06 and 15-044-069
- 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, 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.

- 5 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]
- 6 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]
- 7 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]

- 8 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.
- 9 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.
- 10 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 11 Prior to first occupation of the development hereby approved, the proposed first floor window openings in the rear elevation serving the bathrooms and landings 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.
- 12 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.
- 13 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.
- 14 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.

- 15 There shall be no discharge of surface water onto the Highway.
- 16 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 17 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.
- 18 The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:
1. provide details on all structures
 2. provide details on the use of tall plant and scaffolding
 3. accommodate the location of the existing London Underground structures
 4. demonstrate access to elevations of the building adjacent to the property boundary with London Underground can be undertaken without recourse to entering London Underground land
 5. demonstrate that there will at no time be any potential security risk to the railway, London Underground property or structures
 6. mitigate the effects of noise and vibration arising from the adjoining operations within the structures
- The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.
- 19 Details of the double glazing and acoustically treated trickle ventilators, or other means of ventilation, shall be submitted to and agreed in writing by the Local Planning Authority and installed before any of the proposed residential development is occupied. All rooms within the development hereby approved shall be provided with sufficient double glazing and acoustically treated trickle ventilators, or other means of ventilation that will provide adequate ventilation with the windows closed, to ensure that the occupiers are provided with reasonable resting/sleeping conditions with reference to British Standard BS8233: 2014 - Guidance on Sound Insulation and Noise Reduction for buildings - Code of practice (or such other standard which may supersede it from time to time).

Report Item No: 10

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| APPLICATION No: | EPF/0318/16 |
| SITE ADDRESS: | 6 Summerfield Road Loughton Essex IG10 4JF |
| PARISH: | Loughton |
| WARD: | Loughton Forest |
| DESCRIPTION OF PROPOSAL: | New dormer window to front elevation, new obscured glazed windows to side elevations and enlarged openings to rear elevation; altered steps to front and driveway doubled in width with altered access to highway. |
| DECISION: | Granted Permission (With Conditions) |

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=582437

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed dormer shall match those of the existing house, unless otherwise agreed in writing by the Local Planning Authority.
- 3 No development shall take place until details of the landscaping of the site, including retention of trees and other natural features and including the proposed times of proposed planting (linked to the development schedule), have been submitted to and approved in writing by the Local Planning Authority. The approved landscaping shall be carried out in accordance with the approved details and at those times.
- 4 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 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 No unbound materials shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 7 There shall be no discharge of surface water onto the Highway.