

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 4 November 2020
West

Place: Virtual Meeting on Zoom **Time:** 7.00 - 7.40 pm

Members Present: D Dorrell (Chairman), J Lea (Vice-Chairman), N Avey, R Bassett, H Kane, S Kane, Y Knight, J Leppert and D Stocker

Apologies: S Heather, A Mitchell, D Plummer and M Sartin

Officers Present: J Godden (Heritage, Enforcement & Landscaping Team Manager), A Marx (Development Manager Service Manager (Planning)), L Kirman (Democratic Services Officer), G Woodhall (Team Manager - Democratic & Electoral Services), V Messenger (Democratic Services Officer) and R Moreton (Corporate Communications Officer)

40. WEBCASTING INTRODUCTION

The Chairman made a short address to remind all present that the meeting would be broadcast on the Internet, and that the Council had adopted a protocol for the webcasting of its meetings. The Sub-Committee noted the Council's Protocol for Webcasting of Council and Other Meetings.

41. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements agreed by the Council, to enable persons to address the Sub-Committee in relation to the determination of applications for planning permission.

42. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 9 September 2020 be taken as read and signed by the Chairman as a correct record.

43. DECLARATIONS OF INTEREST

There were no declarations of interest pursuant to the Council's Code of Member Conduct.

44. ANY OTHER BUSINESS

The Sub-Committee noted that there was no other urgent business for consideration at the meeting.

45. 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

46. SITE VISITS

There were no formal site visits requested by the Sub-Committee.

The Sub-Committee Members noted that, for the duration of the coronavirus pandemic, any planning applications deferred for a site visit at an Area Planning Sub-Committee will be automatically referred to the District Development Management Committee (or Council) for determination.

47. PLANNING APPLICATION - EPF/1533/20 FORMER DUKE OF WELLINGTON, WELLINGTON HILL, LOUGHTON

APPLICATION No:	EPF/1533/20
SITE ADDRESS:	Former Duke Of Wellington Wellington Hill Loughton IG10 4AH
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach
DESCRIPTION OF PROPOSAL:	Proposed demolition of existing buildings & construction of x2 no. apartment blocks, consisting of 8 flats , provision of ancillary car & cycle parking, electric vehicle charging points, amenity space, landscaping & boundary treatment.
DECISION:	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=639473

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 have taken 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, prior to the commencement of the development. The development shall be implemented in accordance with such approved details.

- 3 If any tree, shrub or hedge shown to be retained in the submitted Arboricultural reports is removed, uprooted or destroyed, 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 shall commence until an assessment of the risks posed by any contamination, carried out in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), shall have been submitted to and approved in writing by the local planning authority. If any contamination is found, a report specifying the measures to be taken, including the timescale, to remediate the site to render it suitable for the approved development shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures and timescale and a verification report shall be submitted to and approved in writing by the local planning authority. If, during the course of development, any contamination is found which has not been previously identified, work shall be suspended and additional measures for its remediation shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures and a verification report for all the remediation works shall be submitted to the local planning authority within 21 days of the report being completed and approved in writing by the local planning authority.
- 5 Following completion of the 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.
- 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 Phase 2 report, work shall be suspended and additional measures for its remediation shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures and a verification report for all the remediation works shall be submitted to the local planning authority within 21 days of the report being completed and approved in writing by the local planning authority.
- 7 The development must be carried out in accordance with the Drainage Strategy (Surface Water Drainage Strategy, July 2020, Ref SuDs-2637-2020, Rev B) submitted with the application unless otherwise agreed in writing with 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 in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 9 The access arrangements, including visibility splays, vehicle parking and turning areas as indicated on the approved plans shall be provided and retained as such in perpetuity for their intended purpose.
- 10 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 11 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.
- 12 Before any preparatory demolition or construction works commence on site, full ecological surveys, and where necessary a mitigation strategy, for the site shall be submitted to the Local Planning Authority for agreement in writing with a working methodology for site clearance and construction work to minimise impact on any protected species and nesting birds. Development shall be undertaken only in accordance with the agreed strategy and methodology.
- 13 Prior to first occupation of the development, a scheme to enhance the ecological value of the site shall be submitted to and agreed in writing by the Local Planning Authority. The ecological value shall be quantified using the Biodiversity Impact Assessment Calculator (BIAC) where appropriate. The scheme shall be implemented in full prior to the occupation of the development hereby approved.
- 14 The development hereby permitted will be completed and retained strictly in accordance with the approved drawings numbers:
 - a) Drawing No. 2626.3 (Ground Floor Plan Block A)
 - b) Drawing No. 2626.4 (First Floor Plan Block A)
 - c) Drawing No. 2626.5 (Proposed Block A Front, Rear and Side Elevations Plan)
 - d) Drawing No. 2626.8 (Existing Plan including Key to Buildings)
 - e) Drawing No. 2626/9 (Former Public House Building A)
 - f) Drawing No. 2626./10 (Existing Buildings B& D)
 - g) Drawing No.2626/11 (Existing Building C)
 - h) Drawing No. 26.26.2A (Proposed Site wit Railings Added)
 - i) Drawing No. 2626.1A (Proposed Site Plan with Frontage Treatment Amended)
 - j) Drawing No. 2626.7A (Existing & Proposed Street Scenes)
 - k) Drawing No. (3926/1(Site Location Plan),Dated 20/05/2020.
 - l) Drawing No.(Artwork Site Plan)
 - m) Drawing No. (Street Scene From Wellington Hill)
 - n) Drawing No. LP1 Rev 1 (Proposed Landscape Plan Amended) Dated 10/08/2020.
 - o) Arboricultural Report and Tree Condition Survey for Proposed Development)
 - p) Desk Study/Preliminary Risk Assessment Report Ref no. P2529J1853/JWT Dated 06/12/2019.
 - q) Planning Statement

- r) Drawing No.2626.6 (Proposed Bike & Bin Stores)
- s) Transport Statement Letter Dated 15th July 2020.
- t) SuDS Statement Document Ref: SuDS-2637-2020 Revs:B- Final Dated 12/06/2020.

- 15 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. Tree protection measures.
- 16 Prior to the first occupation of the dwellings the 4 electric charging points as per plan Drawing No. 2626.2A shall be installed and operational (and shall continue operation during occupation).

CHAIRMAN