

# **EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Planning Sub-Committee **Date:** 15 June 2022  
East

**Place:** Council Chamber, Civic Offices, **Time:** 7.00 - 8.02 pm  
High Street, Epping

**Members Present:** C Amos, N Bedford, P Bolton, P Keska, C McCredie, J McIvor, R Morgan, J Philip, P Stalker, B Vaz, C Whitbread, J H Whitehouse and J M Whitehouse

**Other Councillors:**

**Apologies:** I Hadley, H Brady, R Balcombe, L Burrows, B Rolfe and H Whitbread

**Officers Present:** R Moreton (Corporate Communications Officer), R Perrin (Democratic and Electoral Services Officer) and J Rogers (Principal Planning Officer)

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## **1. ELECTION OF CHAIRMAN AND VICE-CHAIRMAN**

In the absence of the Chairman and Vice Chairman, the Sub-Committee appointed Councillor J Philip as Chairman and Councillor R Morgan as Vice-Chairman for the duration of the meeting.

## **2. 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.

## **3. WELCOME AND INTRODUCTION**

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements adopted by the Council to enable persons to address the Sub-Committee, in relation to the determination of applications for planning permission. The Sub-Committee noted the advice provided for the public and speakers in attendance at Council Planning Sub-Committee meetings.

## **4. DECLARATIONS OF INTEREST**

- a) Pursuant to the Council's Code of Member Conduct, Councillor C Amos declared a non-pecuniary interest in the following item of the agenda by virtue of being a member of Theydon Bois Parish Council Planning Committee. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2740/19 – 4 Hill Road, Theydon Bois, Epping

b) Pursuant to the Council's Code of Member Conduct, Councillor J Philip declared a personal interest in the following item of the agenda by virtue of knowing the applicant but had not discussed the application. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2740/19 – 4 Hill Road, Theydon Bois, Epping

c) Pursuant to the Council's Code of Member Conduct, Councillor J H Whitehouse declared a person interest in the following item of the agenda. The Councillor had determined that she would leave the meeting for the consideration of the application and voting thereon:

- EPF/2740/19 – 4 Hill Road, Theydon Bois, Epping

d) Pursuant to the Council's Code of Member Conduct, Councillor C McCredie declared a non-pecuniary interest in the following item of the agenda by virtue of being a member of the Epping Town Council Planning Committee. The Councillor had determined that she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0202/20 – 33 Chapel Road, Epping

e) Pursuant to the Council's Code of Member Conduct, Councillor P Stalker declared a person interest in the following item of the agenda. The Councillor had determined that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/021/22 Oxford Lodge, Tysea Hill, Stapleford Abbots, Romford

## 5. MINUTES

### RESOLVED:

That the minutes of the Sub-Committee held on 11 May 2022 be taken as read and signed by the Chairman as a correct record.

## 6. ANY OTHER BUSINESS

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

## 7. EPPING FOREST DISTRICT COUNCIL PLANNING POLICY BRIEFING NOTE (OCTOBER 2021)

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)

## 8. SITE VISITS

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

## 9. PLANNING APPLICATION - EPF/2740/19 4 HILL ROAD, THEYDON BOIS, EPPING CM16 7LX

|                                 |  |
|---------------------------------|--|
| <b>APPLICATION No:</b>          | EPF/2740/19  |
| <b>SITE ADDRESS:</b>            | 4 Hill Road<br>Theydon Bois<br>Epping<br>CM16 7LX  |
| <b>PARISH:</b>                  | Theydon Bois   |
| <b>WARD:</b>                    | Theydon Bois   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Proposed demolition of an existing two storey & single storey side extension, subdivision of site, erection of a new detached dwelling & provision of a part two storey/part single storey rear extension to the donor property with x2 no. new vehicle crossovers for each dwelling. ** SAC CASE HELD IN ABEYANCE NOW PROGRESSING** |
| <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=630455](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=630455)

**CONDITIONS**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans:  
19020\_P\_000 REV A;  
19020\_P\_001 REV A;  
19020\_P\_002 REV A;  
19020\_P\_003REV A;  
19020\_P\_004 REV B;  
19020\_P\_005 REV A;  
19020\_P\_006 REV A;  
19020\_P\_007 REV A;  
19020\_P\_008 REV A;  
19020\_P\_009 REV A;  
19020\_P\_010 REV A; and  
19020\_P\_011 REV A;
- 3 Prior to any above ground works, documentary and photographic details of the type and colours of the external finishes of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 4 Prior to first occupation of the building/extension hereby permitted the window(s) in the flank elevation(s) at first floor level and above, shall have been fitted with obscure glass with a minimum privacy level 3 obscurity, and no part of that/those

window[s] that is less than 1.7 metres above the internal floor level of the room in which it is installed shall be capable of being opened. Once installed the obscure glass shall be retained thereafter.

- 5 Prior to preliminary ground works taking place, details of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details, and shall be provided on site prior to the first occupation and shall be retained for the lifetime of the development.
- 6 Prior to first occupation of the development, measures shall be incorporated within the development to ensure a water efficiency standard of 110 litres (or less) per person per day.
- 7 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed and utilised to clean vehicles immediately before leaving the site. Any mud or other material deposited on nearby roads as a result of the development shall be removed.
- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any other order revoking and re-enacting that order) no development permitted by virtue of Classes A, B and E of Part 1 to Schedule 2 shall be undertaken, without the prior written agreement of the Local Planning Authority.
- 9 Prior to any above ground works, a scheme of soft and hard 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.
- 10 Prior to any above groundworks, details and location of the parking spaces (including garages) equipped with active Electric Vehicle Charging Point(s) shall have been submitted to and approved in writing with the Local Planning Authority (LPA), unless otherwise agreed in writing with the LPA. The installation of EVCP shall be completed in accordance with the approved details and made operational prior to first occupation. The details must include details as follows:
  - Location of active charging infrastructure; and
  - Specification of charging equipment to be used.
- 11 No deliveries, external running of plant and equipment or demolition and construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours of 07:30 to 18:00 on Monday to Friday and 08:00 to 13:00 on Saturday and not at all on Sundays, Public or Bank Holidays.
- 12 Prior to any above ground works, details of levels shall 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 any above groundworks, a strategy to facilitate super-fast broadband for future occupants of the site shall have been submitted to and approved in writing by the Local Planning Authority (LPA). The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway, unless evidence is put forward and agreed in writing by the LPA that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure. The development of the site shall be carried out in accordance with the approved strategy.
- 14 A) No work on any phase of the development (with the exception of demolition works where this is for the reason of making areas of the site available for site investigation), shall commence until an assessment of the risks posed by any contamination within that phase shall have been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of Potentially Contaminated Sites - Code of Practice and the Environment Agency's Guidelines for the Land Contamination: Risk Management (LCRM 2020) (or equivalent if replaced), and shall assess any contamination on the site, whether or not it originates on the site. 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. The assessment shall include: (1) A survey of the extent, scale and nature of contamination and (2) An assessment of the potential risks to: human health; property (existing or proposed) including buildings, crops, livestock, pets, woodland, service lines and pipes; adjoining land; groundwater and surface waters; ecological systems; and archaeological sites and ancient monuments.
- B) If following the risk assessment unacceptable risks are identified from land affected by contamination in that phase, no work on any phase of the development shall take place, until a detailed land remediation scheme has been completed. The scheme will be submitted to and approved in writing by the local planning authority. The scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. (The remediation scheme shall be sufficiently detailed and thorough to ensure that after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990). The development shall only be carried out in accordance with the approved scheme. Following the completion of the remediation works and prior to the first occupation of the development, a verification report by a suitably qualified contaminated land practitioner shall be submitted to and approved in writing by the local planning authority.

**10. PLANNING APPLICATION - EPF/1451/20 REDBRIDGE, OAK HILL ROAD, STAPLEFORD ABBOTTS, ROMFORD RM4 1EH**

|                        |             |
|------------------------|-------------|
| <b>APPLICATION No:</b> | EPF/1451/20 |
|------------------------|-------------|

|                                 |   |
|---------------------------------|---|
| <b>SITE ADDRESS:</b>            | Redbridge<br>Oak Hill Road<br>Stapleford Abbots<br>Romford<br>RM4 1EH   |
| <b>PARISH:</b>                  | Stapleford Abbots   |
| <b>WARD:</b>                    | Passingford   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Demolition of existing house and rear outbuilding and erection of two new detached dwelling houses with associated parking and landscaping.<br><br>**SAC CASE NOW PROGRESSING** |
| <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=639035](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=639035)

**CONDITIONS**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans: L9583/E, L 9583/T, GDE-001, and GDE-002.
- 3
  - A) Before any preparatory demolition or construction works commence on site, a Non-Licence Method Statement for Great Crested Newt shall be submitted to and approved in writing by the local planning authority. This will contain precautionary mitigation measures and/or works to reduce potential impacts to Great Crested Newts during the construction phase. The measures and/works shall be carried out strictly in accordance with the approved details and shall be retained in that manner thereafter.
  - B) Any works which will impact the breeding / resting place of bats, shall not in in any circumstances commence unless the local planning authority has been provided with either:
    - a. a licence issued by Natural England pursuant to Regulation 55 of The Conservation of Habitats and Species Regulations 2017 (as amended) authorising the specified activity/development to go ahead; or
    - b. a method statement relating to a registered site supplied by an individual registered to use a Bat Mitigation Class Licence for Bats; or
    - c. a statement in writing from the Natural England to the effect that it does not consider that the specified activity/development will require a licence.
- 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.

- 5 No preliminary ground works shall take place until 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.
- 6 Prior to preliminary ground works taking place, details of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details, and shall be provided on site prior to the first occupation and shall be retained for the lifetime of the development.
- 7 Prior to any above ground works, a Biodiversity Enhancement Strategy shall be submitted to and approved in writing by the local planning authority following the recommendations made within the Preliminary Ecological Appraisal 200209-ED-01 (Tim Moya Associates, February 2020). The content of the Biodiversity Enhancement Strategy shall include the following:
  - a. Purpose and conservation objectives for the proposed enhancement measures;
  - b. detailed designs to achieve stated objectives;
  - c. locations of proposed enhancement measures by appropriate maps and plans;
  - d. persons responsible for implementing the enhancement measures;
  - e. details of initial aftercare and long-term maintenance.

The works shall be implemented in accordance with the approved details, prior to first occupation of the development, and shall be retained in that manner thereafter.
- 8 Prior to any above ground works, a lighting design scheme for biodiversity shall be submitted to and approved in writing by the local planning authority. The scheme shall identify those features on site that are particularly sensitive for bats and that are likely to cause disturbance along important routes used for foraging; and show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory. All external lighting shall be installed in accordance with the specifications and locations set out in the scheme, prior to first occupation of the development, and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.
- 9 Prior to any above groundworks, a strategy to facilitate super-fast broadband for future occupants of the site shall have been submitted to and approved in writing by the Local Planning Authority (LPA). The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway, unless evidence is put forward and agreed in writing by the LPA that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure. The development of the site shall be carried out in accordance with the approved strategy.

- 10 Prior to any above groundworks, details and location of the parking spaces (including garages) equipped with active Electric Vehicle Charging Point(s) shall have been submitted to and approved in writing with the Local Planning Authority (LPA), unless otherwise agreed in writing with the LPA. The installation of EVCP shall be completed in accordance with the approved details and made operational prior to first occupation. The details must include details as follows:
  - Location of active charging infrastructure; and
  - Specification of charging equipment to be used.
- 11 Prior to first occupation of the building/extension hereby permitted the window(s) in the flank elevation(s) at first floor level, shall have been fitted with obscure glass with a minimum privacy level 3 obscurity, and no part of that/those window[s] that is less than 1.7 metres above the internal floor level of the room in which it is installed shall be capable of being opened. Once installed the obscure glass shall be retained thereafter.
- 12 Prior to first occupation of the development, measures shall be incorporated within the development to ensure a water efficiency standard of 110 litres (or less) per person per day.
- 13 Prior to the first occupation of the development the existing vehicular access shall be fully reinstated as highway verge with full height kerbing.
- 14 Prior to the first occupation of the development the access arrangements, visibility splay, vehicle parking and turning areas as shown on drawing no.GDE-001 Rev A, shall be provided and retained as such in perpetuity.
- 15 All mitigation and enhancement measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal 200209-ED-01 (Tim Moya Associates, February 2020) and the Bat Survey (Tim Moya Associates, July 2020) prior to first occupation of the development, and so retained.
- 16 Hard and soft landscaping shall be implemented as shown on Tim Moya Associates 'Landscape Plan' drawing number 200229-LP-01 dated 26th June 2020 and the accompanying planting schedule unless the Local Planning Authority gives its prior written approval to any alterations. 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.
- 17 No services shall be installed within the root protection area of the retained trees unless the Local Planning Authority gives its prior written approval.
- 18 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 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 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those specified on the approved plans.



- 21 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. 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.
- 22 Access to the flat roof over the single storey rear extensions 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.
- 23 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. In such instances, 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.
- 24 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed and utilised to clean vehicles immediately before leaving the site. Any mud or other material deposited on nearby roads as a result of the development shall be removed.
- 25 No deliveries, external running of plant and equipment or demolition and construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours of 07:30 to 18:00 on Monday to Friday and 08:00 to 13:00 on Saturday and not at all on Sundays, Public or Bank Holidays.
- 26 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 Classes A, AA and B of Part 1 of Schedule 2 to the Order, shall be undertaken without the prior written permission of the Local Planning Authority.

**11. PLANNING APPLICATION - EPF/2105/20 33 CHAPEL ROAD, EPPING CM16 5DS**

|                        |             |
|------------------------|-------------|
| <b>APPLICATION No:</b> | EPF/2105/20 |
|------------------------|-------------|

|                                 |   |
|---------------------------------|---|
| <b>SITE ADDRESS:</b>            | 33 Chapel Road<br>Epping<br>CM16 5DS  |
| <b>PARISH:</b>                  | Epping  |
| <b>WARD:</b>                    | Epping Lindsey and Thornwood Common   |
| <b>APPLICANT:</b>               | Mr Ian Bellis   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Erection of a two storey detached dwelling to the side of the existing property with one off-street parking space. Formation of a new off-street parking space at the existing house.<br><br>**SAC CASE NOW PROGRESSING** |
| <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=642195](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=642195)

### CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans: PL13.1 Rev A, PL13.2 Rev A, PL13.3 Rev A, PL13.4 Rev A, PL13.5 Rev A, PL13.6 Rev A, PL13.7 Rev A, PL13.8 Rev A, PL13.9 Rev A, PL13.10 Rev A, PL13.11 Rev A, PL13.12 Rev A, PL13.13 Rev A, PL13.14 Rev A, and PL13.15 Rev A.
- 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.
- 4 Prior to preliminary ground works taking place, details of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details, and shall be provided on site prior to the first occupation and shall be retained for the lifetime of the development.
- 5 Prior to any above groundworks, details and location of the parking spaces (including garages) equipped with active Electric Vehicle Charging Point(s) shall have been submitted to and approved in writing with the Local Planning Authority (LPA), unless otherwise agreed in writing with the LPA. The installation of EVCP shall be completed in accordance with the approved details and made operational prior to first occupation. The details must include details as follows:
  - Location of active charging infrastructure; and
  - Specification of charging equipment to be used.

- 6 Prior to any above groundworks, a strategy to facilitate super-fast broadband for future occupants of the site shall have been submitted to and approved in writing by the Local Planning Authority (LPA). The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway, unless evidence is put forward and agreed in writing by the LPA that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure. The development of the site shall be carried out in accordance with the approved strategy.
- 7 Prior to first occupation of the development, measures shall be incorporated within the development to ensure a water efficiency standard of 110 litres (or less) per person per day.
- 8 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.
- 9 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. 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.
- 10 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those specified on the approved plans.
- 11 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed and utilised to clean vehicles immediately before leaving the site. Any mud or other material deposited on nearby roads as a result of the development shall be removed.
- 12 No deliveries, external running of plant and equipment or demolition and construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours of 07:30 to 18:00 on Monday to Friday and 08:00 to 13:00 on Saturday and not at all on Sundays, Public or Bank Holidays.
- 13 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. In such instances, 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.

- 14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any other order revoking and re-enacting that order) no development permitted by virtue of Classes A, AA & B of Part 1 to schedule 2 shall be undertaken, without the prior written agreement of the Local Planning Authority.

**12. PLANNING APPLICATION - EPF/0212/22 OXFORD LODGE, TYSEA HILL, STAPLEFORD ABBOTTS, ROMFORD RM4 1JP**

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/0212/22   |
| <b>SITE ADDRESS:</b>            | Oxford Lodge<br>Tysea Hill<br>Stapleford Abbots<br>Romford<br>RM4 1JP |
| <b>PARISH:</b>                  | Stapleford Abbots   |
| <b>WARD:</b>                    | Passingford   |
| <b>APPLICANT:</b>               | Mr Ben McCayna  |
| <b>DESCRIPTION OF PROPOSAL:</b> | Detached single storey building.                                      |
| <b>RECOMMENDED DECISION:</b>    | Grant            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=662536](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=662536)

**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 shall be carried out and retained strictly in accordance with the following approved plans: 2008/5 A; 2008/7 and Location Plan.
- 3 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 Andrew Day Arboricultural Consultancy Ltd dated 24th January 2018 under planning application granted with conditions: EPF/3007/17.
- 4 If any tree, shrub or hedge shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted

or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.

- 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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those in the existing building.
- 7 The building hereby permitted shall only be used for purposes incidental to the residential use of the main dwelling, and shall not be used for any primary residential accommodation.

**CHAIRMAN**