

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee:	District Development Management Committee	Date:	Wednesday, 21 September 2022
Place:	Council Chamber - Civic Offices	Time:	7.00 - 9.35 pm
Members Present:	Councillors P Keska (Chairman), B Rolfe (Vice-Chairman), R Baldwin, H Brady, S Heap, S Heather, H Kane, H Kauffman, T Matthews, R Morgan, S Patel, C C Pond, J M Whitehouse, K Williamson and B Vaz		
Other Councillors:	Councillors S Kane and C Whitbread		
Apologies:	I Hadley		
Officers Present:	A Marx (Development Manager Service Manager (Planning)), G Woodhall (Team Manager - Democratic & Electoral Services), I Ansell (Senior Planning Officer), T Carne (Corporate Communications Team Manager) and L Kirman (Democratic Services Officer)		
Officers Present (Virtually):	C Ahmet (Planning Officer), S Dhadwar (Senior Planning Officer), V Messenger (Democratic Services Officer) and M Rahman (Planning Officer)		

11. WEBCASTING INTRODUCTION

On behalf of the Chairman, the Team Manager for Democratic & Electoral Services reminded everyone present that the meeting would be broadcast live to the internet and would be capable of repeated viewing, which could infringe their human and data protection rights.

12. ADVICE FOR PUBLIC & SPEAKERS AT PLANNING COMMITTEES

The Committee noted the advice provided for the public and speakers in attendance at meetings of the Council's planning committees.

13. SUBSTITUTE MEMBERS

The Committee was advised that the following substitute members had been appointed for the meeting:

- (a) Cllr B Vaz for Cllr I Hadley.

14. DECLARATIONS OF INTEREST

The following interests were declared by members of the Committee pursuant to the Council's Code of Member Conduct:

- (a) Cllr T Matthews declared a personal interest in item 13 (Planning Application EPF/0916/22 – Sumners Farm, Epping Road, Epping Upland) of the agenda for the meeting, by virtue of being the applicant. Cllr T Matthews had determined that his interest was pecuniary and indicated that he would leave the meeting for the consideration of the application and voting thereon.

15. MINUTES**Resolved:**

- (1) That the minutes of the meeting of the Committee held on 27 July 2022 be taken as read and signed by the Chairman as a correct record.

16. SITE VISITS

There were no site visits requested for any of the applications under consideration at the meeting.

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

The Committee was reminded that a briefing note had been prepared to ensure a consistent approach was taken to the provision of planning policy advice, following the publication of the Epping Forest District Local Plan Submission Version (LPSV) on 18 December 2017 and the Main Modifications to the LPSV which had been published for consultation on 15 July 2021. Members were advised that the primary purpose of the briefing note was to inform development management activities and to provide assistance for Councillors, Officers, Applicants, Planning Agents and other persons involved in the development management process.

Resolved:

- (1) That the Planning Policy Briefing Note for the Epping Forest District Local Plan Submission Version be noted.

18. PLANNING APPLICATION EPF/2727/20 - LAND AT GREENSTED ROAD, CHIPPING ONGAR CM5 9LA

The Planning Officer, I Ansell, presented a report for the construction of a residential development comprising of 95 units, together with open space, car parking and landscaping. This application had originally been considered by Area Plans Sub-Committee East who referred the application to this Committee following a tied vote, and requested that a number be considered further, namely:

- parking provision within the development;
- additional engagement with local residents and the Parish Council;
- provision of parish homes within the affordable element; and
- further information on flood mitigation measures.

As a result, the applicant had submitted revised plans to increase the amount of parking available, which included a detailed Flood Risk Assessment.

I Ansell stated that the site comprised of approximately 3.5 hectares of open land to the west of Ongar, and was mostly scrubland with areas of hedging along the boundaries and through the centre of the site. The site and much of the adjoining land was within the Metropolitan Green Belt, but it was allocated for residential development within the Council's Local Plan Submission Version. The application sought permission to construct 76 houses and 19 flats in blocks of no more than 6 units. The houses would be a mixture of 1-bed, 2-bed, 3-bed and 4-bed properties. The proposal would also deliver affordable rental dwellings and affordable intermediate dwellings, consisting of 39 dwellings in total. The layout of the site had been informed by several constraints including the existing infrastructure and landscape, drainage, biodiversity requirements and accessibility. Planning Officers

had concluded that the positive benefits of the proposal far outweighed the concerns and were recommending that planning permission be granted, subject to conditions and an appropriate legal agreement.

The Committee noted the summary of representations that had been received in respect of the amended plans before the Committee, which included an objection from Ongar Town Council. The Committee heard from an objector representing the Ongar Neighbourhood Plan Community Group, the Town Council and the applicant's agent before proceeding to debate the application.

I Ansell clarified several points for the Committee during the debate:

- the health provision funding figures had been provided by the local health authorities, and the full amount requested had been agreed by the applicant;
- the Ongar Neighbourhood Plan had been considered as it carried some weight, and although it had been agreed at a local referendum, it had not been through the final stage of adoption at Council;
- the site was not in a flood risk area and neither was it a protected habitat;
- the attenuation pond was designed to capture water and release it in a controlled manner, and would have both soakaway and discharge elements;
- the highways authority had requested improvements to nearby bus stops including real time information boards, but there had been no request for a contribution for additional bus services;
- the existing hedging on the boundary of the site would be retained but cut back in places to improve the sight lines for traffic entering and leaving the site;
- the affordable housing element of the scheme comprised of 40% of the total dwellings, in line with Council policy;
- the application was for fewer dwellings than agreed for the site in the Local Plan Submission Version.

The Committee accepted that the site was allocated for development in the Local Plan Submission Version, and that best use of the allocated sites had to be made to preserve more of the countryside within the District. It was also acknowledged that local residents did not object to the development of the site itself, but did object to the density of the development proposed, as well as the risk of flooding. In addition, the amount of affordable housing that the scheme was providing was also recognised.

However, the Committee felt that this was not an appropriate development for this site as it was more suited for an urban setting rather than a rural area, there was unreliable public transport for the site so parking would be an issue, the provision of additional parking space in the revised plans had led to the removal of the front gardens, this in turn had compromised the design of the scheme, the site did not have good accessibility, the improvement of the existing bus stops would not significantly improve public transport in the vicinity, and Ongar needed more family homes not more 1-bed flats.

The recommendation to grant planning permission for the application was lost when put to the vote. Cllr B Vaz proposed a motion to refuse planning permission, which was seconded by Cllr C C Pond.

Decision:

(1) That planning application EPF/2627/20 for the land at Greensted Road in Chipping Ongar be refused planning permission for the following reasons:

1...Taking account of the site constraints identified in the evolution of the application, the quantum of development proposed amounts to an over intensive form of development that is inappropriate to the location on the edge of the settlement and out of character with the scale and pattern of development in the locality, contrary to policies CP2, CP7, DBE1, DBE2 and DBE3 of the adopted Local Plan (1998) and Alterations (2006), policies DM9 and DM10 of the Local Plan Submission Version 2017, and the NPPF 2021.

2...The development makes inadequate overall provision for parking to serve the level of development proposed, taking account of the location of the site remote from access to public transport, the existing constraints to on-street parking on Greensted Road in particular, and lack of support for alternative active travel modes, resulting in increased vehicular activity and overspill parking in the immediate surrounding roads to the detriment of general amenity and safety, contrary to policies DBE2, DBE6, DBE9, ST2 and ST6 of the adopted Local Plan (1998) and Alterations (2006), policies T1, DM9 and DM10 of the Local Plan Submission Version 2017, and the NPPF 2021.

3...The development fails to provide an appropriate mix of type and size of housing units in the over provision of 1 and 2 bed dwellings and the under provision of larger family units that fails to meet the housing delivery objectives set out in the Strategic Housing Market Assessment and failing to reflect the character of the locality and resulting in an overconcentration of smaller house types with this immediate locality, contrary to policies CP1, CP7, H1A and H4A of the adopted Local Plan (1998) and Alterations (2006), policies SP1, SP2 and H1 of the Local Plan Submission Version 2017, and the NPPF 2021.

4...The proposals as represented by the uncharacteristic height and clustering of the flatted blocks in the centre of the development, the dominance of parking around the said flatted blocks and lack of private amenity space, and the visual dominance of frontage parking, arising from the overall level of development amounts to poor design and results in a poor visual environment and public realm, and a poor standard of amenity for future occupiers, contrary to policies CP2, CP7, DBE1, DBE3, DBE5, DBE8 of the adopted Local Plan (1998) and Alterations (2006), policies SP3, DM9 and DM10 of the Local Plan Submission Version 2017, and the NPPF 2021.

5...In the absence of a completed s106 agreement, the application fails to mitigate impacts on the wider area, including the Epping Forest Special Area of Conservation, and fails to make adequate provision for local infrastructure contributions to address increased demand for local services and facilities arising directly from the development, contrary to policies CP1, CP6, CP9, NC1, ST2 and I1A of the adopted Local Plan (1998) and Alterations (2006), policies SP1, SP3, T1, T2, DM2, DM5, DM22, P4 and D1 – D4 inclusive of the Local Plan Submission Version 2017, and the NPPF 2021.

19. PLANNING APPLICATION EPF/0103/22 - GROVE COTTAGES, 64 ONGAR ROAD, LAMBOURNE RM4 1UJ

The Planning Officer, M Rahman, presented a report for the removal of condition 2 – ‘Soft Landscaping’ – from planning application EPF/234/21 previously approved for the site, which was for the retention of a vehicular crossover field access, associated gate and hedgerow planting along the boundary. This planning application was originally considered by Area Planning Sub-Committee East at their meeting held on

6 April 2022 with a recommendation to refuse. The Sub-Committee voted to refuse the application but it was subject to a minority reference to this Committee for a final decision. This application was deferred for a site visit by this Committee on 20 April 2022, which took place on 13 September 2022.

M Rahman reported that the site comprised a plot of land situated between 64 and 90 Ongar Road, which was a classified highway. The application was concerned with the planting that had been undertaken to screen a fence along the boundary of the property of approximately 150m in length. Planning Officers had concluded that the species mixture of the planting undertaken by the applicant was incongruous to this rural setting and introduced a considerable 'urbanisation' of the area which was contrary to planning policy. It was considered that native hedging would be in accordance with the policy, and therefore this application was recommended for refusal.

The Committee noted the summary of representations that had been received for this application and heard from the applicant's agent before proceeding to debate the application.

The Committee debated the merits of the species of plants that had used to screen the fencing, and whether it should be removed in favour of native hedging as recommended by the Planning Officers. Some Councillors opined that the plants used looked healthy, the majority of which were native species and in time would grow to close the gaps to screen the fencing. Other Councillors agreed with the Planning Officers that a degree of 'urbanisation' had been introduced to the area and that the current planting should be replaced with native hedging similar to that which had been in situ previously as the current planting was not appropriate for the location.

Cllr R Morgan proposed a motion to grant the application to remove the soft landscaping planning condition as requested by the applicant; this was seconded by Cllr B Rolfe.

Decision:

(1) That planning application EPF/0103/22 for Grove Cottages on Ongar Road in Lambourne be granted planning permission, subject to the following planning conditions:

1...The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans: 904-01 Rev A, 904-02, F210733/01 and 221211-PL-001.

2...Within 3 months of the date of this decision notice, the Landscaping scheme shall be carried out in accordance with the details specified on the approved plans. 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.

3...Within 3 months of the date of this decision notice, the visibility splays, as shown on drawing no. F21073/01 (2.4m x 118m to the west & 2.4m x 107m to the east), shall be fully implemented clear to ground level, with any planting being located a minimum of 1m behind the splays and so retained.

4...Within 3 months of the date of this decision notice, there shall be no unbound material used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

5...There shall be no discharge of surface water onto the Highway.

6...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, unless otherwise agreed in writing by the Local Planning Authority.

20. PLANNING APPLICATION EPF/2472/20 - 91 QUEENS ROAD, BUCKHURST HILL IG9 5BW

The Planning Officer, C Ahmet, presented a report for the proposed demolition of the existing dwelling and the construction of a semi-detached pair of dwellings. On 6 July 2022, Area Planning Sub-Committee South had deferred this item to the Committee with a recommendation to refuse the application as the existing building was a Non-Designated Heritage Asset (NDHA) and for the harm the development would cause to the Epping Forest Special Area of Conservation (EFSAC).

C Ahmet reported that the site was situated midway along the north side of Queens Road, and the existing dwelling was an extended, detached two-storey house. The road had a mixed character with a considerable variety of architectural styles. The application site was not within a conservation area, and nor was it protected by a statutory or locally listed status. It was understood that eminent Engineer Vernon AM Robertson had lived at the property in 1923.

The Committee noted the summary of representations received for this application, including five objections from neighbouring properties and concerns raised by the Parish Council. The Committee heard from an objector and the applicant's agent before proceeding to debate the application.

A number of Councillors felt that there was no real heritage value in the existing building, or that any heritage value could be recorded as a photographic record prior to demolition. In addition, the design of the replacement semidetached dwellings was elegant, and a 'blue plaque' could be erected to record that the Engineer had lived there. However, some Councillors objected to the application as the existing dwelling was the oldest building in Queens Road which was worth preserving, and did not agree with the view of the Council's Conservation Officer within the report.

The recommendation of Area Planning Sub-Committee South to refuse the application was lost. A motion was proposed by Cllr K Williamson, and seconded by Cllr S Patel, to grant planning permission subject to the Section 106 legal agreement and planning conditions contained within the original report considered by Area Planning Sub-Committee South.

Decision:

(1) That planning application EPF/2472/20 for 91 Queens Road in Buckhurst Hill be granted planning permission, subject to:

(a) the completion of a Section 106 legal agreement under the Town and Country Planning Act 1990 to pay financial contributions towards the mitigation of air pollution and increased recreational pressure for the Epping Forest Special Area of Conservation; and

(b) the following planning conditions:

1...The development hereby permitted shall begin not later than three years from the date of this decision.

2...The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans: 110K; 111H; 112C and 113C.

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 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.

5...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.

6A...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.

6B... 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.

7...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.

8... 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.

9... 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.

10... 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.

11... 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.

12...Prior to any above ground works, full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) shall be submitted to and approved in writing by the Local Planning Authority. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of the building or completion of the development, whichever is the sooner. 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.

13...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.

14... 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.

15...The redundant vehicle dropped kerb crossover shall be fully reinstated with full footway construction and full height kerbing.

16...Prior to the first occupation of the development, the Developer shall be responsible for the provision, implementation and distribution of a Residential Travel information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator. These packs (including tickets) are to be provided by the Developer to each dwelling free of charge.

17...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 and 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 be undertaken. If any contamination is found then the site shall be remediated. The remediation scheme shall be sufficiently detailed and thorough to ensure that upon completion the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use.

21. PLANNING APPLICATION EPF/0313/22 - LAND AND GARAGE ADJACENT TO TRAVELLERS FRIEND PH CAR PARK, EPPING ROAD, EPPING GREEN CM16 6PU

The Planning Officer, S Dhadwar, presented a report for the proposed replacement of a domestic double garage with a single-storey, one bedroom dwelling. This application had been considered by Area Planning Sub-Committee West on 17 August 2022.

S Dhadwar reported that the site was a small infill plot between the Travellers Friend car park on one side and a barn/outbuilding forming part of the curtilage of the cottages to the other side. Behind the garage, the land was grassed with no trees and enclosed by a brick wall on two sides. There were open fields to the north of the site, and the site was within the metropolitan Green Belt.

Planning Officers had originally concluded that the proposal constituted inappropriate development within the metropolitan Green Belt, as the site was not considered to meet the definition of an 'infill plot' within a village. There were also no very special circumstances to outweigh this and any other harm from the development. Therefore, the site had recommended for refusal at the meeting of Area Planning Sub-Committee West on 17 August 2022. However, the Sub-Committee had voted against the refusal and proposed that the application should be granted planning permission, subject to the standard planning conditions and the completion of a Section 106 legal agreement to mitigate any harm to the Epping Forest Special Area of Conservation (EFSAC). It was this recommendation from the Sub-Committee that was before the Committee.

The Committee noted the summary of representations that had been received in relation to this application, including an objection from the Parish Council, and heard from the applicant's agent before proceeding to debate the application.

The Committee considered whether the proposal was actually 'in-fill' development, and whether the site would be visually more attractive with a bungalow rather than the current concrete double garage, as well as cause further harm to the metropolitan Green Belt. The Committee noted that Planning Officers had acknowledged the site was previously developed land within the metropolitan Green Belt.

Decision:

(1) That planning application EPF/0313/22 for the land and garage adjacent to the Travellers Friend car park in Epping Road, Epping Green be granted planning permission subject to:

(a) the completion of a Section 106 legal agreement under the Town and Country Planning Act 1990 to pay financial contributions towards mitigation and monitoring measures for the Epping Forest Special Area of Conservation; and

(b) the following planning 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:

Traffic Impacts relating to Habitats Regulations Assessment, Planning Statement, Sustainability Checklist, Sustainability Statement Phase 1 Site Investigation and Preliminary Risk Assessment by Remada September 2020 742.01.01, 22/002/01, 22/002/02, 22/002/03, 22/002/04, 22/002/05.

3... 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.

4... Prior to preliminary ground works taking place, details of foul and 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 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.

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... Prior to any above ground works, full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) shall be submitted to and approved in writing by the Local Planning Authority. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of the building or completion of the development, whichever is the sooner. 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.

8... 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.

9... Prior to first occupation of the development hereby approved, 1 Electric Vehicle Charging Point for each dwelling shall be installed and retained thereafter for use by the occupants of the site.

10... The development shall not be commenced until a scheme specifying the provisions to be made to control noise and dust emanating from the site during construction works has been submitted to, and approved in writing by, the Local Planning Authority. This scheme should include details of the construction methods to be employed and the equipment to be used.

11... Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Class A, B and E of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

12... The solar panels shall be installed in accordance with the details shown on plan number 22/002/04 unless otherwise agreed in writing with the Local Planning Authority.

22. PLANNING APPLICATION EPF/0916/22 - SUMNERS FARM, EPPING ROAD, EPPING UPLAND CM16 6PX

The Planning Officer, M Rahman, presented a report for a two-storey side and rear extension. The application was before the Committee as it had been submitted by a serving member of the District Council. The site comprised a detached dwelling within a wider farm complex, located in a built-up enclave of the metropolitan Green Belt. The building was not listed or within a conservation area, and no protected trees were within the site.

After having considered the impact of the proposal on: the metropolitan Green Belt; the character and appearance of the locality; and the living conditions of neighbours, Planning Officers had recommended the application be approved subject to a number of planning conditions. The Committee noted the summary of representations that had been received in relation to this application.

Decision:

(1) That planning application EPF/0916/22 at Sumners Farm in Epping Road, Epping Upland be granted planning permission, subject to the following planning conditions:

1...The development hereby permitted shall begin not later than three years from the date of this decision.

2...The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans: 20014-E-2401 Rev 01, 21008-E-2402 Rev 01, 21008-P-1001 Rev 01, 21008-P-1002 Rev 01, 21008-P-2201, 21008-P-2202, 21008-P-2214 Rev 01, 21008-P-2224 Rev 01, 21008-P-2234, 21008-P-2213 Rev 01, 21008-R-7000, and 21008-R-7001.

3...The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.

4...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.

5...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.

23. ANY OTHER BUSINESS

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

24. EXCLUSION OF PUBLIC AND PRESS

The Committee noted that there was no business which necessitated the exclusion of the public and press from the meeting.

CHAIRMAN