

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 15 August 2018
West

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 9.06 pm
High Street, Epping

Members Present: E Webster (Chairman), R Gadsby, S Heather, L Hughes, S Kane, A Mitchell, M Sartin, S Stavrou and D Stocker

Other Councillors:

Apologies: D Dorrell, R Bassett and H Kane

Officers Present: J Godden (Principal Planning Officer (Heritage, Enforcement & Landscaping)), A Hendry (Senior Democratic Services Officer) and R Perrin (Senior Democratic Services Officer)

8. 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.

9. 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.

10. APPOINTMENT OF VICE CHAIRMAN

In the absence of the Vice-Chairman, the Chairman Councillor L Webster sought nominations for the role of Vice-Chairman.

RESOLVED:

That Councillor M Sartin be elected Vice-Chairman for the duration of the meeting.

11. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 20 June 2018 be taken as read and signed by the Chairman as a correct record.

12. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors M Sartin and S Stavrou declared non-pecuniary interests in the following items of the agenda by virtue of being District Council appointees to the Lee Valley Regional Park Authority. The Councillors had determined that their interests were not prejudicial and that they would remain in the meeting for the consideration of the item and voting thereon:

- EPF/1163/18 – Oakleigh Nursery, Paynes Lane, Nazeing;
- EPF/1769/18 – Chimes Garden Centre, Old Nazeing Road, Nazeing.

(b) Pursuant to the Council's Code of Member Conduct, Councillor S Stavrou declared non-pecuniary interests in the following items of the agenda by virtue of having had the agent speaking acting for her in the past. The Councillor had determined that their interests were not prejudicial and that they would remain in the meeting for the consideration of the item and voting thereon:

- EPF/3266/17 – Lakeview Kennels, Claverhambury Road, Waltham Abbey;
- EPF/0827/18 – Silverdale Nursery, Hoe Lane, Nazeing.

13. ANY OTHER BUSINESS

It was reported that there was no urgent business for consideration at the meeting.

14. 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

15. DEVELOPMENT CONTROL**(a) Site Visits**

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

(b) Planning Applications

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

RESOLVED:

That, Planning applications numbered 1 – 8 be determined as set out in the annex to these minutes.

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/3266/17
SITE ADDRESS:	Lakeview Kennels Claverhambury Road Waltham Abbey Essex EN9 2BL
PARISH:	Waltham Abbey
WARD:	Waltham Abbey North East
DESCRIPTION OF PROPOSAL:	Demolition of existing buildings and erection of 5 detached bungalows.
DECISION:	Refused

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=602998

REASON FOR REFUSAL

1. The proposed development would result in an unacceptable adverse impact on the living conditions of future residents of the development due to the very close proximity of other kennel uses which would result in excessive noise and disturbance to residents, which would also result in complaints which could result in an adverse impact on the existing business, contrary to policies CP3, DBE2, DBE9 and RP5A of the Adopted Local Plan and Alterations and policies DM9 and DM21 of the Epping Forest District Local Plan (Submissions Version) 2017, and para 182 of the NPPF 2018.

Way forward – no way forward on this site.

Members considered that this proposal would unduly harm the amenities of future residents from the existing dog/kennel business with noise and disturbance from arrivals and departures for these business. There could also be adverse impact on the existing business if residents of the new houses complained about the noise and disturbance and this cannot adequately be mitigated with a 2m high boundary fence.

Report Item No: 2

APPLICATION No:	EPF/3359/17
SITE ADDRESS:	Land to rear of 54 Sun Street Waltham Abbey Essex EN9 1EJ
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	The erection of a one and a half storey building for a flexible A1 (retail)/A2 (financial and professional) use.
DECISION:	Deferred

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=603337

DEFERRED

Committee deferred so the applicant can provide further information regarding the impact on the Epping Forest SAC.

Report Item No: 3

APPLICATION No:	EPF/0600/18
SITE ADDRESS:	Skilletts Hill Farm Honey Lane Waltham Abbey Essex EN9 3QU
PARISH:	Waltham Abbey
WARD:	Waltham Abbey Honey Lane
	Mr Nick Thompson
DESCRIPTION OF PROPOSAL:	Change of use from truck parking to fuel storage and dispensing.
DECISION:	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=606473

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: GA010: 1P01, 2P01, 3P01, 4P01
- 3 The use of the refuelling facilities hereby approved shall only be for a maximum of 35 HGVs at any one time which are stationed on the site as part of its lawful use as a HGV parking area allowed under previous application EPF/0847/12 unless otherwise agreed in writing by the Local Planning Authority.
- 4 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.
- 5 Deliveries for the use hereby permitted shall not be made outside the hours of 09:00 to 16:00 Monday to Friday and not at all on Saturdays, Sundays and Bank/Public Holidays.
- 6 Within 3 months of the grant of this permission details shall be provided in writing to the Local Planning Authority of foul and surface water disposal and shall be implemented, once approved within 2 months of that date and maintained thereafter.

- 7 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.

Report Item No: 4

APPLICATION No:	EPF/0601/18
SITE ADDRESS:	Land between 32a and 33 Downlands Waltham Abbey Essex EN9 1UH
PARISH:	Waltham Abbey
WARD:	Waltham Abbey Honey Lane
DESCRIPTION OF PROPOSAL:	Relocation of existing footpath and erection of two semi-detached houses.
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=606474

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: 001 P1, 090 P1, 091 P1, 101 P1, 102 P1, 103 P1, 104 P1
- 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 Prior to first occupation of the development hereby approved, the proposed window openings in the first floor rear (western) elevations 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.
- 5 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors vehicles.

6 No development shall take place until details of surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.

7 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.

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 An electric vehicle charging point shall be provided for each of the approved dwellings prior to first occupation

10 Prior to first occupation of the dwellings hereby approved measures to improve the ecological value of the site shall be implemented in accordance with details that have been submitted to and agreed in writing by the Local Planning Authority.

11 Prior to first occupation measures shall be incorporated within the development to ensure a water efficiency standard of 110 litres (or less) per person per day.

And subject to the completion, within 6 months, of a Section 106 Legal agreement to secure necessary contributions towards a) access management and monitoring of visitors to the Epping Forest Special Area of Conservation (SAC) and b) mitigation of air pollution in the vicinity of the Epping Forest SAC.

Report Item No: 5

APPLICATION No:	EPF/0827/18
SITE ADDRESS:	Silverdale Nursery Hoe Lane Nazeing Essex EN9 2RJ
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Stationing of four caravans for nursery workers, provision of amenity space and landscaping.
DECISION:	Refuse 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=607375

REASON FOR REFUSAL

- 1 The proposal constitutes inappropriate development in the Green Belt. Inappropriate development is, by definition, harmful to the Green Belt and the circumstances of this proposal do not amount to very special circumstances which clearly outweigh the identified harm. It has also not been demonstrated that the caravans are essential for the continued use of the enterprise. The proposal is therefore contrary to policy GB2A and GB17A of the Adopted Local Plan, with DM4 of the Epping Forest Local Plan (Submission Version) 2017 and with the objectives of the National Planning Policy Framework.
- 2 The application does not provide sufficient information to satisfy the Council, as competent authority, that the proposed development will not adversely affect the integrity of the Epping Forest Special Area for Conservation and there are no alternative solutions or imperative reasons of overriding public interest why the proposed development should be permitted. As such, the proposed development is contrary to policy NC1 of the Epping Forest Local Plan (1998) and Alterations (2006), policies DM2 and DM22 of the Epping Forest Local Plan Submission Version 2017 and the requirements of the Habitats Regulations 2017. This carries substantial weight in the decision.

Way Forward

Purpose built accommodation for nursery workers on a local site owned by the applicant.

Report Item No: 6

APPLICATION No:	EPF/0854/18
SITE ADDRESS:	Maycroft Epping Road Roydon Essex CM19 5HT
PARISH:	Roydon
WARD:	Roydon
DESCRIPTION OF PROPOSAL:	Division of site and construction of new dwelling on land to the rear.
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=607433

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 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 1008_MC_AL-0-001/3, 1008_MC_AL-0-002, 1008_MC_AL-0-003/3, 1008_MC_AL-0-004/4, 1008_MC_AL-0-005/4, 1008_MC_AL-0-006/4, 1008_MC_AL-0-007/4, 1008_MC_AL-0-008/3, 1008_MC_AL-0-015/4 1008_MC_AL-0-SK001, 1008_MC_AL-0-SK002, 1008_MC_AL-0-SK010/1, 1008_MC_AL-0-SK011/1, 1008_MC_AL-0-SK012/1, 1008_MC_AL-0-SK013/1, 1008_MC_AL-0-SK014/1, 1008_MC_AL-0-SK015/1, Planning, Design and Access Statement Rev.1, Arboricultural Report
- 4 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.
- 5 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site.

Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming

materials be found, then all development works should be stopped, the Local Planning Authority contacted and a scheme to investigate the risks and / or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the Local Planning Authority prior to the recommencement of development works.

Following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.

- 6 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.
- 7 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 8 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 An electric vehicle charging point shall be provided for each of the approved dwellings prior to first occupation
- 10 The existing area of foliage outlined on plan no. 1008_MC_AL-0-015 4 adjacent to the front boundary of the site to Epping Road shall be maintained so as not to exceed a height of 0.6m as stated on this plan.
- 11 Prior to first occupation measures shall be incorporated within the development to ensure a water efficiency standard of 110 litres (or less) per person per day.

And subject to the completion, within 6 months, of a Section 106 Legal agreement to secure an appropriate financial contribution towards mitigation of air pollution in the vicinity of the Epping Forest Special Area of Conservation.

Report Item No: 7

APPLICATION No:	EPF/1163/18
SITE ADDRESS:	Oakleigh Nursery Paynes Lane Nazeing Essex EN9 2EU
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Retention of single mobile caravan.
DECISION:	Refuse 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=608664

REASON FOR REFUSAL

- 1 The proposed development would constitute inappropriate development harmful to the Green Belt and would conflict with its fundamental purpose. The case submitted is not sufficient to constitute very special circumstances that clearly outweigh the harm from the proposal. Therefore the development is contrary to the guidance contained within the National Planning Policy Framework, policies GB2A of the adopted Local Plan and Alterations, and policy DM4 of the Epping Forest Local Plan (Submission Version) 2017 and with the Green Belt objectives of the National Planning Policy Framework.

- 2 The application does not provide sufficient information to satisfy the Council, as competent authority, that the proposed development will not adversely affect the integrity of the Epping Forest Special Area for Conservation and there are no alternative solutions or imperative reasons of overriding public interest why the proposed development should be permitted. As such the proposed development is contrary to Policy NC1 of the Epping Forest Local Plan (1998) and Alterations (2006), Policies DM2 and DM22 of the Epping Forest District Local Plan Submission Version 2017 and the requirements of the Habitats Regulations 2017.

- 3 The proposal would introduce a highly vulnerable development into an Environment Agency Flood Zone 2 where it has not been demonstrated to meet the required Exceptions Test. The proposal is therefore contrary to the guidance contained within the National Planning Policy Framework, policy U2A of the adopted Local Plan and Alterations and with policy DM15 of the Epping Forest Local Plan (Submission Version) 2017.

Way Forward - No Way Forward

Report Item No: 8

APPLICATION No:	EPF/1769/18
SITE ADDRESS:	Chimes Garden Centre Old Nazeing Road Nazeing Essex EN10 6RJ
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Variation of planning conditions 4,5,6,7,9,10,12,13,14,15,16,17,18,19,20,21,24, 25 & 26 on planning permission EPF/0570/15 (Demolition of existing garden centre/commercial buildings and erection of 26 dwellings with associated parking and landscaping).To enable specific demolition works to take place before the conditions are discharged.
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=611375

CONDITIONS

- 1 The development hereby permitted must be begun not later than 02/10/18
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: PL/101 A, 102, 103, 104, 105, 106, 107,108, 109, 110, 111, 112, 113
- 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 Other than the specific above ground level demolition works identified in the demolition plan number 17104-D-001 rev. A, 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.
- 5 Other than the specific above ground level demolition works identified in the demolition plan number 17104-D-001 rev. A, 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 Other than the specific above ground level demolition works identified in the demolition plan number 17104-D-001 rev. A, no development shall commence until a survey by a competent person has been carried out to establish the presence or otherwise of Japanese Knotweed and submitted to the Local Planning Authority. The survey should also note any knotweed adjoining the site. If Japanese Knotweed is confirmed, full details of a scheme for its eradication and/or control programme suitable for the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the substantial completion of the development hereby approved.
- 7 Other than the specific above ground level demolition works identified in the demolition plan number 17104-D-001 rev. A, 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.
- 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 Other than the specific above ground level demolition works identified in the demolition plan number 17104-D-001 rev. A, 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.

- 10 Other than the specific above ground level demolition works identified in the demolition plan number 17104-D-001 rev. A, 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.
- 11 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the garage(s) hereby approved shall be retained so that it is capable of allowing the parking of cars together with any ancillary storage in connection with the residential use of the site, and shall at no time be converted into a room or used for any other purpose.
- 12 Other than the specific above ground level demolition works identified in the demolition plan number 17104-D-001 rev. A, no development shall commence until a scheme to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in full prior to the occupation of the development hereby approved.
- 13 Other than the specific above ground level demolition works identified in the demolition plan number 17104-D-001 rev. A, no construction works shall commence on site, until full ecological surveys and a mitigation strategy for the site have been submitted to the Local Planning Authority for agreement in writing with a working methodology for site 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.
- 14 Other than the specific above ground level demolition works identified in the demolition plan number 17104-D-001 rev. A, no development shall take place until details of the proposed surface materials for the driveways and parking area have been submitted to and approved in writing by the Local Planning Authority. The agreed surfacing shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property. The agreed surface treatment shall be completed prior to the first occupation of the development or within 1 year of the substantial completion of the development hereby approved, whichever occurs first.
- 15 Other than the specific above ground level demolition works identified in the demolition plan number 17104-D-001 rev. A, 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]

- 16 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 other than the specific above ground level demolition works identified in the demolition plan number 17104-D-001 rev. A, 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]
- 17 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development other than the specific above ground level demolition works identified in the demolition plan number 17104-D-001 rev. A, 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]
- 18 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.

19 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.

20 Other than the specific above ground level demolition works identified in the demolition plan number 17104-D-001 rev. A, no development shall take place until details of a satisfactory ground gas investigation and risk assessment has been carried out and submitted to the Local Planning Authority for approval in order to determine what if any ground gas remediation measures may be required or shall specify appropriate ground gas mitigation measures to be installed in the building(s) in lieu of any ground gas investigation.

The investigations, risk assessment and remediation methods, including remedial mitigation measures to be installed in lieu of investigation, shall be carried out or assessed in accordance with the guidance contained in BS 9485:2007 "Code of practice for the Characterisation and Remediation from Ground Gas in Affected Developments." Should the ground gas mitigation measures be installed, it is the responsibility of the developer to ensure that any mitigation measures are suitably maintained or to pass on this responsibility should ownership or responsibility for the buildings be transferred.

21 Prior to any excavation or dewatering works taking place on site and prior to details of land contamination remediation being submitted, a report by suitably qualified and experienced groundwater and land stability engineers providing a full survey and assessment of risks both on and off site from the proposed contamination remediation works shall be submitted to and agreed in writing by the Local Planning Authority.

22 Prior to first occupation of the development the vehicular turning facilities, as shown in principle on drawing no.PL101 Rev A, shall be constructed, surfaced and maintained free from obstruction within the site at all times and shall be retained as such in perpetuity.

23 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, to include six one day travel vouchers for use with the relevant local public transport operator.

24 Prior to any works on other than the specific above ground level demolition works identified in the demolition plan number 17104-D-001 rev. A, the existing gated access to the site from Great Meadow, shall be closed by the erection of wall, details of which are to be submitted to and agreed in writing by the Local planning Authority. The approved wall shall thereafter be retained and no access or egress into the site from/to Great Meadow shall take place at any time. Prior to construction of the wall the access from Great Meadow shall not be used by any vehicles , plant or machinery required in connection with the demolition works on site.

25 Other than the specific above ground level demolition works identified in the demolition plan number 17104-D-001 rev. A, no development shall take place until a detailed surface water drainage scheme for the site has been submitted. It shall be based on sustainable drainage principles as outlined in the approved Flood Risk Assessment (FRA) 1333 - FRA 26 Dwellings - March 2015 and additional documentation 1333-let-15-04-2015-T-Simpson and the following mitigation measures detailed within the FRA:

1. Limiting the surface water run-off generated by the 1 in 100 year + 30% climate Change critical storm so that it will not exceed the 1 in 1 year greenfield run off rate to be 4.1 litres per second from the proposed impermeable area of 6630m² and not increase the risk of flooding off-site.
2. Provide a storage volume of 365 m³ to contain the 1 in 100 year event inclusive of climate change.
3. Ensured that the appropriate level of treatment, in line with table 3.3 of the CIRIA SuDS guide, is applied to all runoff leaving the site.

The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

26 Other than the specific above ground level demolition works identified in the demolition plan number 17104-D-001 rev. A, no development shall take place until a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime, shall be submitted to and agreed in writing by the Local planning Authority. The agreed management and maintenance plan shall then be implemented in accordance with the agreed details thereafter unless alternate arrangements are agreed in writing.

And Subject to the applicant first entering into deed of variation within 2 months of this committee resolution to link the existing legal agreement under section 106 (to provide £500,000 towards the provision of affordable housing elsewhere within the district and to provide £98,593 (index linked) towards provision of secondary education and £22,640 index linked towards school transport cost) to this approval.