



Epping Forest District Council



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Application Number:	EPF/0507/21
Site Name:	Land and garages Whitehills Road, Loughton IG10 1TS
Scale of Plot:	1:1250

Report Item No: 10

APPLICATION No:	EPF/0507/21
SITE ADDRESS:	Land and garages Whitehills Road Loughton Essex IG10 1TS
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mr John Hayes
DESCRIPTION OF PROPOSAL:	Demolishing existing garages, and erection of residential building, proposing 2 houses with associated parking spaces and landscaping.
RECOMMENDED 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=648778

CONDITIONS

- 1 The development shall not be occupied until suitable mitigation measures are provided in relation to the Epping Forest Special Area of Conservation, as committed by the letter dated 25 November 2021 from Deborah Fenton, Housing and Property Director, regarding a commitment to pay a financial contribution.
- 2 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 3 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 190057-ECD-XX-00-DR-A- 05000 Rev P3, 05010 Rev P2, 05050 Rev P2, 05060 Rev P2. 05100 Rev P3, 05200 Rev P2 and 05300 Rev P3.
- 4 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.

- 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 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan, Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - Recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 7 Prior to any above groundworks, details and location of the parking spaces (including garages) equipped with active and/or passive 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 shall include:
 - Location of active and passive charging infrastructure;
 - Specification of charging equipment; and
 - Operation/management strategy. The council will expect that a management plan for the charging points is set out clearly. This will address:
 - a) Which parking bays will have active and/or passive charging provision, including disabled parking bays;
 - b) How charging point usage will be charged amongst users;
 - c) The process and the triggers for identifying when additional passive charging points will become activated; and
 - d) Electricity supply availability. The electricity supply should be already confirmed by the Network Provider so that the supply does not need to be upgraded at a later date.

- 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 unless otherwise agreed in writing by the LPA.
- 9 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, unless the Local Planning Authority gives its written consent to any variation.
- 10 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.
- 11 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.
- 12 No works other than ground works shall be commenced until a scheme of traffic calming measures on the vehicular accessway serving the site has been submitted to and approved in writing by the Local Planning Authority. The measures shall include a speed-table. The approved measures shall be implemented prior to the first occupation of the development.
- 13 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.

- 14 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.
- 15 If any tree, shrub or hedge shown to be retained in the submitted Arboricultural reports is removed, uprooted or destroyed, dies, or becomes severely damaged or diseased during development activities or within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.
- 16 Prior to the first occupation of the development the vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The parking and turning areas shall be retained in perpetuity for their intended purpose.
- 17 Prior to 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
- 18 There shall be no discharge of surface water onto the Highway.
- 19 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 20 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no roof enlargement or generally permitted by virtue of Classes A, AA, B and C of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 21 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.

This application is before this Committee since the recommendation is for approval contrary to an objection from a Local Council and at least one non-councillor resident, on planning grounds material to the application (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council)).

Description of Site:

The application site lies to the south east side of Whitehills Road, the site access being adjacent to no. 4 Whitehills Road. It comprises a Council owned garage site that contained 27 garages located

in three blocks, although the site is no longer in use. The site access road is a single vehicle width made surface of some 30m in length serving the rectangular plot of around 680 sq.m

Properties in Elmores and on Church Lane also abut the site. The surrounding properties are a mix of terraced, semi-detached and detached properties – all 2 storeys. The site abuts Oak View School on its south eastern boundary.

Description of Proposal:

The application amounts to a resubmission of a development previously approved in 2016 for the construction of two x two bed, 4 person bungalows on the with 5 parking spaces. The plans indicate the same house form and site layout with only minor variations.

The dwellings comprise a semi-detached pair of primarily brick and tile finish, a rear projecting element is timber clad with a sedum flat roof. The predominantly hipped rooves include photo voltaic panels on the rear facing south west. Garden areas at the rear comprise around 90 sq.m for each dwelling.

Five parking spaces on the frontage include an 8m square turning area and new landscaping areas.

The properties are part of a Council programme to replace under-used garage blocks with affordable homes.

Relevant History:

EPF/2621/15 - Demolition of garages and replacement with 3 x 3 bed two storey affordable homes with 7 parking spaces and associated landscaping – Refused

EPF/1759/16 – Demolition of garages and replacement with 2 affordable bungalows with 5 parking spaces and associated landscaping - Approved

Policies Applied:

Adopted Local Plan:

Section 38(6) Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan currently comprises the Epping Forest District Council Adopted Local Plan (1998) and Alterations (2006).

The following policies within the current Development Plan are considered to be of relevance to this application:

- CP1 Achieving sustainable development objectives
- CP2 Protecting the Quality of the Rural and Built Environment
- CP3 New Development
- CP5 Sustainable Building
- CP6 Achieving sustainable urban development patterns
- CP7 Urban Form and Quality
- NC1 SPA's, SAC's and SSSI's
- RP4 Contaminated land
- H5A Provision for affordable housing
- U3B Sustainable drainage systems
- DBE1 Design of New Buildings

DBE2 Effect on Neighbouring Properties
DBE3 Design in Urban Areas
DBE8 Private Amenity Space
DBE9 Loss of amenity
LL10 Adequacy of provision for landscape retention
LL11 Landscaping schemes
ST1 Location of Development
ST4 Road Safety
ST6 Vehicle Parking

NPPF (July 2021):

The revised NPPF is a material consideration in determining planning applications. As with its predecessor, the presumption in favour of sustainable development remains at the heart of the NPPF. Paragraph 11 of the NPPF provides that for determining planning applications this means either;

- (a) approving development proposals that accord with an up-to-date development plan without delay; or
- (b) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole

The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making, but policies within the development plan need to be considered and applied in terms of their degree of consistency with the Framework.

In addition to paragraph 11, the following paragraphs of the NPPF are considered to be of relevance to this application:

- 5 Delivering sufficient supply of homes – paragraphs 60, 66, 69, 74, 75, 79
- 11 Making effective use of land – paragraphs 119, 122, 123, 124
- 12 Achieving well designed places – paragraphs 126, 130, 131, 132, 135
- 14 Meeting the challenge of climate change, flooding and coastal change – paragraphs 154, 159 – 169

Epping Forest District Local Plan (Submission Version) 2017:

On 14 December 2017, the Council resolved to approve the Epping Forest District Local Plan (2011-2033) – Submission Version ("LPSV") for submission to the Secretary of State and the Council also resolved that the LPSV be endorsed as a material consideration to be used in the determination of planning applications.

The Council submitted the LPSV for independent examination on 21 September 2018. The Inspector appointed to examine the LPSV ("the Local Plan Inspector") held examination hearings between 12 February and 11 June 2019. As part of the examination process, the Council has asked the Local Plan inspector to recommend modifications of the LPSV to enable its adoption.

During the examination hearings, a number of proposed Main Modifications of the LPSV were 'agreed' with the Inspector on the basis that they would be subject to public consultation in due course. Following completion of the hearings, in a letter dated 2 August 2019, the Inspector provided the Council with advice on the soundness and legal compliance of the LPSV ("the Inspector's Advice"). In that letter, the Inspector concluded that, at this stage, further Main Modifications (MMs) of the emerging Local Plan are required to enable its adoption and that, in some cases, additional work will need to be done by the Council to establish the precise form of the MMs.

Although the LPSV does not yet form part of the statutory development plan, when determining planning applications, the Council must have regard to the LPSV as material to the application under consideration. In accordance with paragraph 48 of the Framework, the LPAs "may give weight to relevant policies in emerging plans according to:

- a) The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- b) The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given)."

Footnote 22 to paragraph 48 of the NPPF explains that where an emerging Local Plan is being examined under the transitional arrangements (set out in paragraph 214), as is the case for the LPSV, consistency should be tested against the previous version of the Framework published in March 2012.

As the preparation of the emerging Local Plan has reached a very advanced stage, subject to the Inspector's Advice regarding the need for additional MMs, significant weight should be accorded to LPSV policies in accordance with paragraph 48 of Framework.

The following policies in the LPSV are considered to be of relevance to the determination of this application, with the advanced stage of the LPSV, all policies should be afforded significant weight:

No.	POLICY
SP1	Presumption in favour of sustainable development
SP7	The Natural Environment, landscape character and green infrastructure
T1	Sustainable transport choices
T2	Safeguarding of routes and facilities
DM1	Habitat protection and improving biodiversity
DM2	Epping Forest SAC and Lee Valley SPA
DM3	Landscape Character, Ancient Landscapes and Geodiversity
DM9	High Quality Design
DM10	Housing design and quality
DM15	Managing and reducing flood risk
DM16	Sustainable Drainage Systems
DM19	Sustainable water use
DM21	Local environmental impacts, pollution and land contamination
DM22	Air quality

Consultation Carried Out and Summary of Representations Received

Date of site visit: 28 June 2021
 Number of neighbours consulted: 31
 Site notice posted: 25 June 2021

Responses received: Five responses have been received from 70 and 72 CHURCH LANE, 3 and 4 WHITEHILLS ROAD, and 1 ELMORES.

Residents in Whitehills Road comment primarily on the width of the site access and whether this is sufficient for a residential use, concerns relate to access for service vehicles and the blocking of the road by bins.

Resident from Elmores is concerned at the demolition of the garage wall abutting his property and seeking a replacement of the same height, and at the maintenance of a group of Cypress trees in the rear of the plot.

Residents from Church Lane raise specific matters relating to their rear access which has been closed off to facilitate development – concerns generally relate to matters outside the scope of the planning application in terms of reinstating the access, and issues with telephone connections which cross the application site.

Other general issues concern the application description (which states two houses), concerns at future extensions to the dwellings, removal of asbestos and other construction issues. Resident from 70 Church Lane is specifically concerned at the sense of enclosure created, and overlooking from a flank window (which is a bathroom).

Parish Council: Loughton Town Council have OBJECTED raising the following issues:

- Members objected to the loss of the garages, caused by this proposal.
- The narrow road at this site was unsuitable for use by large vehicles, refuse lorries/emergency vehicles (fire engines) etc. Members also believed that this road was a right of way owned by a resident in a neighbouring property and had concerns that access would not be maintained.
- The loss of amenity for residents in neighbouring properties.
- Any additional dwelling that leads to more traffic in the SAC is unacceptable. The two new dwellings would also result in more pressure for the overstressed recreational services and subsequent damage to the SAC. The current proposed solution to bring in a Clean Air Zone (CAZ) is not guaranteed to occur and would not stop additional cars associated with new dwellings from polluting the SAC before it was brought in.

A member of the Committee had spoken to neighbouring residents, who had only received their notification of this proposal on Saturday, 2 July. Therefore they would have had insufficient time to submit objections for the Committee to consider.

Members however, commended the low-rise element of the design and lack of windows to the side, which would overcome the overlooking of neighbouring properties; and the green aspects of this proposal including the sedum roof system and solar panels.

Main Issues and Considerations:

In considering the application, Members should have regard to the previous application for the almost identical application in 2016. While there has been further devolution and change in national and local policy, the core principles of re-using brownfield land within the urban area have not been diminished. The site lies within the built-up area of Loughton with good access to public transport and local services such that it can be considered a sustainable location.

The proposal is part of the wider EFDC House Building programme delivering affordable housing on smaller sites. The two affordable units will boost provision of such accommodation, and in the hands of a private developer would be below the threshold for such provision.

The proposal creates a pair of 2 bedroom bungalows with pitched roofs with gables to the front. The properties meet national space standards internally and have generous rear gardens. Bungalows are relatively unusual in the surrounding area, however this is a backland development site and therefore the proposal will be viewed in semi-isolation to the surrounding properties which abut it. The proposal is considered an acceptable scheme in terms of design and layout as it does not detract from the appearance of the locality.

The proposal will create a cul-de-sac style of development with the two bungalows situated at the head of the access road. A cul-de-sac development is not unusual in the locality and the neighbouring properties at Elmores are part of a cul-de-sac development.

The closest properties on Church Lane are Nos. 70 and 72 with a separation distance of approximately 15m from the main rear wall of these properties to the side wall of the proposed development. The dwellings with an eaves height of 2.1m, with the roof pitching away to a maximum height of 4.9m (some 4.4m away from the boundary), thereby providing sufficient separation to maintain daylight to northern neighbours. While one neighbour raises concerns at overlooking, it should be noted that the side window facing in this direction is at ground floor and would serve a bathroom only. Properties in Whitehills Road are around 32m from the building, with the parking area located between. As a result, no adverse impact is caused to neighbouring properties.

The garages on the site are no longer in use, having been vacated around January 2020. The permanent loss of the garages has previously been deemed acceptable. However, the lack of recent use impacts on consideration of the impact of development on the Epping Forest Special Area of Conservation (EFSAC) in that any development will result in an increase in vehicle movement above the current situation. The site also lies within 3km of the core EFSAC area requiring consideration of recreational pressure. The scheme is accompanied by a site based Habitat Regulations assessment, and a suitable undertaking to meet mitigations contributions has been supplied.

Assessment under the Conservation of Habitats and Species Regulations 2017 (as amended)

A significant proportion of the Epping Forest Special Area of Conservation (the EFSAC) lies within the Epping Forest District Council administrative area. The Council has a duty under the Conservation of Habitats and Species Regulations 2017 (as amended) (the Habitats Regulations) to assess whether the development would have an adverse effect on the integrity of the EFSAC. In doing so the assessment is required to be undertaken having considered the development proposal both alone and in combination with other Plans and Projects, including with development proposed within the Epping Forest Local Plan Submission Version (LPSV)

The Council published a Habitats Regulations Assessment in January 2019 (the HRA 2019) to support the examination of the LPSV. The screening stage of the HRA 2019 concluded that there are two Pathways of Impact whereby development within Epping Forest District is likely to result in significant effects on the EFSAC. The Pathways of Impact are effects of urbanisation with a particular focus on disturbance from recreational activities arising from new residents (residential development only) and atmospheric pollution as a result of increased traffic using roads through the EFSAC (all development). Whilst it is noted that the independent Inspector appointed to examine the LPSV, in her letter dated 2 August 2019, raised some concerns regarding the robustness of elements of the methodology underpinning the appropriate assessment of the LPSV, no issues were identified in relating to the screening of the LPSV or the Pathways of Impact identified. Consequently, the Council, as Competent Authority under the Habitats Regulations, is satisfied that the Pathways of Impact to be assessed in relation to this application

pertinent to the likely significant effects of development on the EFSAC alone and in-combination with other plans and projects are:

1. Recreation activities arising from new residents (recreational pressures); and
2. Atmospheric pollution as a result of increased traffic using roads through the EFSAC.
- 3.

Stage 1: Screening Assessment

This application has been screened in relation to both the recreational pressures and atmospheric Pathways of Impact and concludes as follows:

1. The site lies within the Zone of Influence as identified in the Interim Approach to Managing Recreational Pressure on the Epping Forest Special Area of Conservation' (the Interim Approach) adopted by the Council on 18 October 2018 as a material consideration in the determination of planning applications. In addition the site lies within the parish of Loughton/Buckhurst Hill/Theydon Bois (delete as appropriate). Consequently the development would result in a likely significant effect on the integrity of the EFSAC as a result of recreational pressures.
2. The development has the potential to result in a net increase in traffic using roads through the EFSAC.

Consequently, the application proposal would result in a likely significant effect on the integrity of the EFSAC in relation to both the recreational pressures and atmospheric pollution Pathways of Impact.

Having undertaken this first stage screening assessment and reached this conclusion there is a requirement to undertake an 'Appropriate Assessment' of the application proposal in relation to both recreational pressures and atmospheric pollution.

Stage 2: 'Appropriate Assessment'

Recreational Pressures

The application proposal has the potential to increase recreational pressures on the EFSAC. However, the Council, through the development of the Interim Approach and identification of Infrastructure Enhancement Projects in the Council's Green Infrastructure Strategy, has provided a strategic, district wide approach to mitigating recreational pressures on the EFSAC through the securing of financial contributions for access management schemes, monitoring proposals and Infrastructure Enhancement Projects specifically related to development within the parishes of Loughton, Buckhurst Hill and Theydon Bois. Consequently, this application can be assessed within the context of the Interim Approach and the Green Infrastructure Strategy. In doing so the Council has sought to take a proportionate approach to the securing of such financial contributions, and currently only seeks these from proposals for new homes within 3km of the EFSAC, as is the case with this planning application. The applicant has agreed to make a financial contribution in accordance with the Interim Approach and the Green Infrastructure Strategy. Consequently, the Council is satisfied that the application proposal would not have an adverse effect on the integrity of the EFSAC subject to the undertaking in relation to the relevant contribution to mitigation.

Atmospheric Pollution

The application proposal has the potential to result in a net increase in traffic using roads through the EFSAC. However, the Council, through the development of an Interim Air Pollution Mitigation Strategy (IAPMS), has provided a strategic, district wide approach to mitigating air quality impacts on the EFSAC through the imposition of planning conditions and securing of financial contributions for the implementation of strategic mitigation measures and monitoring activities. Consequently, this application can be assessed within the context of the IAPMS. The applicant has agreed to

make a financial contribution in accordance with the IAPMS. In addition the application will be subject to planning conditions to secure measures as identified in the IAPMS. Consequently, the Council is satisfied that the application proposal would not have an adverse impact on the integrity of the EFSAC subject to the undertaking in relation to the relevant contribution to mitigation.

Conclusions:

The Council is satisfied that, subject to the satisfactory undertaking in relation to the relevant contribution to mitigation and the imposition of relevant planning conditions as above, the application proposal would not have an adverse effect on the integrity of the EFSAC.

The proposal provides 5 spaces for 2 new dwellings which complies with the Essex Parking standards. The access is of sufficient width to meet requirements for service and emergency vehicle access, and provides a turning area of a minimum 8m square. Thus, the proposal is considered acceptable and the Highway Authority have raised no objections.

The proposal includes areas for the storage of waste to the front of the proposed properties and a 'kerbside' location for collection days and the location and size is acceptable and the Waste Officer has no objection.

Due to the use as domestic garages and the presence of the made ground and nearby infilled ground there is the potential for contaminants to be present on site. Therefore, the Contaminated Land Officer has requested the standard contaminated land conditions.

Conclusion:

The application amounts to a renewal of the previous permission with only minor changes to the overall form. While adjoining residents have raised specific issues, many of these have been considered previously and were found to be acceptable. Little has changed since in terms of the key national and local policies or the relationship of the site with the surrounding area.

The delivery of two affordable dwellings on a site with little direct amenity impact is recommended for approval, consistent with the previous decision.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

***Planning Application Case Officer: Ian Ansell
Direct Line Telephone Number: 01992 564481***

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk