

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: District Development Management Committee **Date:** 4 November 2015

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 10.10 pm

Members Present: B Sandler (Chairman), B Rolfe (Vice-Chairman), H Brady, R Butler, J Hart, R Jennings, S Jones, H Kauffman, J Knapman, Y Knight, A Mitchell, G Mohindra, C C Pond, J M Whitehouse and J Philip

Other

Councillors: H Kane, J Lea, G Shiell, S Stavrou and G Waller

Apologies: A Boyce

Officers Present: N Richardson (Assistant Director (Development Management)), G J Woodhall (Senior Democratic Services Officer) and J Leither (Webcasting Officer)

28. WEBCASTING INTRODUCTION

The Senior Democratic Services Officer reminded everyone present that the meeting would be broadcast live to the Internet, and that the Council had adopted a protocol for the webcasting of its meetings.

29. ADVICE TO PUBLIC AND SPEAKERS AT COUNCIL PLANNING SUB-COMMITTEES

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

30. SUBSTITUTE MEMBERS (COUNCIL MINUTE 39 - 23 JULY 2002)

The Committee noted the following substitutions for this meeting:

- (i) Councillor Philip for Councillor Boyce.

31. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Member Code of Conduct, Councillor G Mohindra declared an interest in the following item of the agenda, by virtue of being the Chairman of the local Conservative Party for which the Anderson Group, who would be undertaking the construction, was a donor of funds. The Councillor had determined that this interest was not pecuniary and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1629/15 Sixteen String Jack, Coppice Row, Theydon Bois.

32. MINUTES**Resolved:**

(1) That the minutes of the meeting held on 5 August 2015 be taken as read and signed by the Chairman as a correct record.

33. EPF/1629/15 - SIXTEEN STRING JACK, COPPICE ROW, THEYDON BOIS

The Assistant Director of Governance (Development Management) presented a report for the demolition of the existing Public House and associated buildings and the erection of eleven residential apartments with parking and communal gardens at the site of the Sixteen String Jack in Coppice Row, Theydon Bois.

The Assistant Director informed the Committee that this application was originally considered by Area Plans Sub-Committee East on 14 October 2015, where Members voted to refuse the application contrary to the Officer recommendation. Immediately following the vote, the application was referred to this Committee under the Minority Reference rules in the Constitution, with a recommendation to refuse.

The Assistant Director reported that the site was the former Sixteen String Public House, and included the former garden areas, car park and an attached cottage. The site fronted onto Coppice Row, with a side access to Robin's Lane; the western boundary was open to the Green Belt. This area of Coppice Row sloped downhill to the main village of Theydon Bois and was a rural lane with narrow pavements. The proposal was to remove the current buildings and clear the site before building 1 one-bedroomed and 10 two-bedroomed apartments with 15 parking spaces on site. The proposed flats would have a varied articulation and a range of materials and ridge heights. It was noted that this was a revised scheme following refusal of planning permission on this site in 2014 for thirteen residential apartments with parking and communal gardens.

In conclusion, Planning Officers felt the revised scheme had overcome the previous reason for refusal and were recommending approval. It was accepted that the scheme would impact upon neighbours, but the revised scheme had greatly reduced any harm from the original scheme. Essex County Council had not raised any Highways concerns, and the revised scheme had increased the amount of parking spaces available on site. It was thought that the development would make a meaningful contribution towards new homes in the District in a desirable location, where the built form was outside of the Metropolitan Green Belt and changes had been made to reduce the impact at this sensitive Green Belt boundary.

The Committee noted the summary of representations received in relation to the application. There had been twelve letters of objection received from residents in Coppice Row, one letter of objection from a resident in Robins Lane and one letter of objection from a resident in Dukes Avenue. A further four letters of objection had been received from the Theydon Bois Action Group, the Theydon Bois & District Rural Preservation Society, the City of London Open Spaces Department and a very strong objection had been received from Theydon Bois Parish Council. The Committee heard from an Objector, the Parish Council and the Applicant's Agent before proceeding to debate the application.

A local Member for Theydon Bois stated that the existing properties in Coppice Row were detached properties set back from the road, and this development would be out of character with the current street scene. The residents understood the traffic

concerns at this location, but it was acknowledged that as there had been no objection from Essex Highways then this could not be used as a reason for refusal. It was pointed out that residents of this development would have to cross the road twice to reach the main village and underground station, which would be unlit as the village had a dark skies policy. In relation to the appeal decision for the development at Wansfell College referred to by the Applicant, this development was set back from the road in Piercing Hill and had ample parking spaces provided for the use of residents and visitors; this development was different. The Member recognised the changes made by the Developer for this revised application, but the design and density of the proposals did not match the immediate area. The Member would be supporting the recommendation of the Sub-Committee to refuse permission for this application.

Other Members of the Committee commented that the revised application was not a major reduction on the original proposals, and Coppice Row was unsuitable for on-street parking. The density of the revised application was wrong for the area, and the proximity to public transport was not such a valid reason for sustainability considering the walk to the Village and the existing 'dark skies' policy of the Parish Council. The closeness of the site to the Epping Forest Site of Special Scientific Interest was emphasised (approximately 100m), along with the lack of affordable housing being offered by the Applicant.

The other local Member for Theydon Bois recognised that the site was suitable for development, but this proposal was the wrong development at the wrong site and was not sympathetic to the immediate, surrounding area. There were too many residential units proposed, and not enough parking spaces. The Member reminded the Committee that Sub-Committee East were clearly in favour of refusal for this application.

In response to questions from the Members present, the Assistant Director confirmed that there would be no access to Robin's Way from the proposed development, and that service access would most likely be from the front of the site with the refuse bins brought to the kerbside. In relation to the proposed reasons for refusal agreed by Sub-Committee East, the Assistant Director felt that at an Appeal the first reason had a 50% chance of being accepted by the Planning Inspector, whereas a much stronger argument could be made for the second reason for refusal.

Other Members of the Committee urged caution as this was a 'brownfield', i.e. previously developed, site and the stated reasons for refusal might not stand up to scrutiny at a planning appeal. This site was not actually in the Metropolitan Green Belt, and the first stated reason for refusal did seem particularly weak. It was emphasised that the Council needed to provide 11,300 new homes within the District and if this proposal was refused then the new units would have to be built in another part of the District. In addition, if the Council did not make use of 'brownfield' sites then the required new homes would have to be built on Green Belt land.

One of the local Members for Theydon Bois advised the Committee that residents were not against the idea of the site being developed, but this proposal was too large for the area and did not have sufficient parking space. The Chairman commented that the design was good and the proposal was a big improvement on the previous application, but acknowledged that the parking issue was a delicate matter for residents.

The vote for the recommendation from Area Plans Sub-Committee East to refuse permission was tied, and the Chairman cast his Second Vote against the recommendation. A proposal was then made to grant permission in accordance with

the original Officer recommendation to Area Plans Sub-Committee East, and this vote was also tied, so the Chairman cast his Second Vote in favour of the proposal to grant planning permission. At this point in the proceedings, four Members of the Committee stood to refer the application to the Council under the Minority Reference rules within the Constitution (Section 13 of the Operational Standing Orders – Non Executive Bodies refers).

Resolved:

(1) That a report be submitted to the Council recommending planning application EPF/1629/15 for the Sixteen String Jack in Coppice Row, Theydon Bois be granted planning permission, subject to the following conditions:

1. The development hereby permitted will be completed strictly in accordance with the approved drawings nos:
14097se-02
DWG 1482.P001
DWG 1482.P002
DWG 1482.P003
DWG 1482.P004
DWG 1482.P005
DWG 1482.P006
DWG 1482.P007
DWG 1482.P008
DWG 1482.P009
DWG 1482.P010
DWG 1482.P011
DWG 1482.P012
DWG 1482.P013
DWG 1482.P014
2. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
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. 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. 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 and 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. 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. A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tool. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
8. 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]

9. 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 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, ground waters 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]

10. Should Land Contamination Remediation Works be identified as necessary under the above condition, no development 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]

11. 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.
12. 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.
13. The development shall be carried out in accordance with the recommendations set out in the Ecology Appraisal (dated 30th June 2014 and updated on 2nd July 2015) and Bat Survey (dated 29th July 2014 and updated on 15th May 2015) completed by D F Clark Ltd.
14. Prior to first occupation of the development the visibility splays and access arrangements, as shown on Stomor drawing no.ST-2387-10-B, shall be provided and retained in perpetuity.
15. Prior to first occupation of the development any redundant vehicle dropped kerb crossings, across the site frontage, shall be reinstated to full height kerbing and footway.
16. Prior to first occupation of the proposed development, the developer shall be responsible for the provision and implementation to each dwelling of the submitted Residential Travel Information Pack for sustainable transport.

17. Prior to 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.
 18. No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
 19. There shall be no discharge of surface water onto the Highway.
 20. Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway.
 21. 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.
 22. 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; and
 6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
 23. 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.
- 34. EPF/1162/15 - KNOLLY'S NURSERY, PICK HILL, WALTHAM ABBEY**

The Assistant Director of Governance (Development Management) presented a report for the demolition of existing structures and redevelopment to provide 79 residential units (including 63 affordable housing units), an associated Children's Day Care Nursery, new access and roundabout, and associated parking and landscaping at Knolly's Nursery on Pick Hill, Waltham Abbey.

The Assistant Director informed the Committee that this application was originally considered by Area Plans Sub-Committee West on 19 August 2015, where Members voted to approve the application contrary to the Officer's recommendation. As the application was a major development contrary to Local Plan Policy, it was referred to this Committee for a final decision. It was highlighted that, should permission be granted by the Committee, the application would have to be referred to the National Planning Casework Unit under the Town and Country Planning (Consultation) (England) (Direction) 2009 as it was a departure from the Green Belt policies of the Local Plan and the National Planning Policy Framework.

The Assistant Director reported that the site was approximately 3.5 hectares in size and situated in the north-east sector of Waltham Abbey. The site was within the Metropolitan Green Belt and was a greenfield site due to its former use as a nursery. The western side of the site was generally low set and well screened whereas the eastern side rose steeply to the crest of a hill and was open grassland. The proposal consisted of 36 two-bedroom affordable houses, 27 three-bedroom affordable houses, 11 three-bedroom private dwellings, and 5 four-bedroom private dwellings. A Children's Day Care Nursery would be constructed close to the entrance, along with a new roundabout as part of the new access road. The high level section of the site would remain as open space.

Area Plans Sub-Committee West had concluded that the proposed development would bring much needed housing to Waltham Abbey, and included a significant proportion of affordable housing. It was felt that the site was not excessively unsustainable, with local shopping facilities nearby in Pick Hill. It was also felt that the positive aspects of the scheme, including the provision of the Day Care Nursery and the removal of the existing derelict structures, constituted very special circumstances which outweighed the harm to the Green Belt from the development.

The Director of Governance had maintained that the proposed development was unsustainable and constituted inappropriate development in the Green Belt. The harm to the Green Belt from this development would not be outweighed by the need for housing in the area and the community benefits and facilities proposed, and therefore the original recommendation to refuse planning permission should be maintained.

The Committee noted the summary of representations received in relation to the application, and that some additional representations had been received since the meeting of Area Plans Sub-Committee West on 19 August 2015. A total of 49 letters had been received objecting to the application, including from the Waltham Abbey Residents Association, and 102 letters had been received supporting the application. Waltham Abbey Town Council had no objections to the scheme. The Committee heard from an Objector and the Applicant's Agent before proceeding to debate the application.

A number of Members expressed their concerns in respect of this application; in particular that the proposal was for extensive development on a site within the Metropolitan Green Belt, and that this application could set a precedent for other glasshouse sites within the District. It was acknowledged that this situation had arisen in part due to the Council not having an agreed Local Plan, and that the District desperately needed affordable housing. However, some Members felt that applications for major developments on Green Belt land should not be approved at least until the review of the Green Belt being undertaken as part of the Local Plan process was complete.

The Assistant Director added that the 80% provision of affordable housing did not give special circumstances as such, that had been a Member decision at the Sub-Committee meeting. Previous examples of former nursery sites being developed had been at more sustainable locations, and there were no recent appeal decisions to support the recommendation of the Sub-Committee.

However, there were also a number of Members in favour of the application. There was a great demand for affordable housing in Waltham Abbey, which itself was highly constrained for development by the Lea Valley Regional Park and the Epping Forest. In addition, the development would only be approximately ten minutes from Waltham Abbey Town Centre, and there simply was not a large enough space around the Town Centre to develop the Day Care Nursery. It had been a hard decision for the Sub-Committee to overturn the Officer's recommendation to refuse planning permission, but ultimately the large percentage of affordable housing being provided had been considered by the Sub-Committee to outweigh the harm to Green Belt from the development. As 93% of the District comprised Metropolitan Green Belt land, it was inevitable that some of it would have to be released for development.

A number of Members from Waltham Abbey was also in attendance and urged the Committee to grant planning permission. It was highlighted that the area was too small for a Nursery to be economically viable and it was bounded by residential houses on two sides and industrial units behind it; it was not a beautiful part of Epping Forest. It had not been an easy decision for Sub-Committee West but there was a desperate need for more housing in Waltham Abbey, and this land could be of use for the town by building much needed affordable housing.

There was a short discussion regarding the composition of the affordable housing, with the Assistant Director stating that it would most likely be 60% affordable rented properties and 40% for shared ownership. A condition was proposed that a minimum of 60% of the affordable housing should be provided for rent, if the application was granted planning permission. However, the Chairman cautioned Members that the potential rent levels for the properties were outside of the Committee's jurisdiction and that the issue was whether the provision of 63 affordable housing units represented very special circumstances to outweigh the harm to the Green Belt from the development.

The Chairman recognised that the Council had a duty to protect the Metropolitan Green Belt, but the District also needed 11,300 new homes. It was unlikely that the site would set a precedent as 80% of the units were being provided for affordable housing, and the Chairman highlighted that Sub-Committee had gone against the recommendation of Officers to refuse planning permission in voting for approval.

A proposal to refuse the application on the basis of the original Officer recommendation, i.e. overdevelopment and harm to the Green Belt, was put to the Committee, but this was narrowly defeated after a tied vote by the Chairman using his casting vote. The recommendation of Area Plans Sub-Committee West to grant planning permission was put to the Committee, but this was also narrowly defeated by one vote. At this point, five Members of the Committee stood to invoke the Minority Reference rules within the Constitution (Section 13 of the Operational Standing Orders – Non Executive Bodies refers) to refer the application to the Council, as it was clear that the Committee was finding it particularly difficult to determine this application.

Resolved:

- (1) That a report be submitted to the Council recommending planning application

EPF/1162/15 for Knolly's Nursery at Pick Hill in Waltham Abbey be granted planning permission subject to the applicant entering into a Section 106 Legal Agreement, to be signed by all parties and completed within four months from the date of this meeting, and subject also to the planning conditions listed below;

- (2) The proposed legal agreement to cover and agree:
 - (a) the characteristics of the 63 on-site affordable housing to be agreed by the Council's Director of Communities;
 - (b) education contributions of £288, 476 for primary school contributions to be used within 3 miles of the development;
 - (c) the provision, funding and means of the long term management and maintenance arrangements of the public open space;
 - (d) the provision, completion and management/handover of the children's day nursery delivered on-site and in the event that the nursery was not constructed and brought into use, a contribution of £98, 673 for early years learning to be used within 3 miles of the development; and
 - (e) £25,920 to mitigate the cost of additional healthcare requirements generated by the development;
- (3) The recommended planning conditions be as follows:
 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 No's: 075-001, 002, 100, 101, 102, 103, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 220, 300, 301, 302, 400 unless otherwise altered by the below conditions.
 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. 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 size and as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

5. A Landscape Management Plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out as approved.
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. 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, 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; and
 6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
9. Prior to first occupation of the development the mini-roundabout access for the proposed development, as shown in principle on Hill drawing no.075-100, dated June 2014, shall be fully implemented.

10. The provision of Real Time Passenger Information, to Essex County Council specification, at the two existing bus stops on Uphire Road/Paternoster Hill in the vicinity of the junction with Pick Hill.
11. 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.
12. The number of parking spaces and how these are laid out (including dimensions) shall be in accordance with the parking Standards Design and Good Practice Guide Supplementary Planning Guidance Document September 2009 unless otherwise agreed by the Local Planning Authority. This applies to all vehicular parking spaces including disabled requirements together with cycle parking and facilities for powered two wheelers and garages that are considered as parking spaces.
13. The public's rights and ease of passage over public footpath no.31 Waltham Abbey shall be maintained free and unobstructed at all times.
14. There shall be no discharge of surface water onto the Highway.
15. All turning heads required for refuse and fire tender use shall comply with the dimensions within the Essex Design Guide for a Size 3 Turning Head and should form part of the adoptable highway.
16. 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, ground waters 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.]
17. 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 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, ground waters 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.]

18. Should Land Contamination Remediation Works be identified as necessary under the above condition, no development 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.]

19. 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.
20. 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.

21. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.
22. A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tool. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
23. Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.
24. Before each phase of development approved by this planning permission, a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, should be submitted to and approved in writing by the local planning authority. The scheme shall be based on sustainable principles as outlined in the approved drainage strategy referenced 3834-DR001. The scheme shall include:
 1. surface water run-off generated by a 11 storm events up to the 1 in 100 year + 30% climate change critical storm limited to run-off rates in the approved drainage strategy.
 2. Storage that contains the 1 in 100 year event inclusive of climate change.
 3. An appropriate level of treatment for all runoff leaving the site in accordance with Table 3.3 of the CIRIA SuDS Manual.The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.
25. The development hereby permitted shall not be commenced until such time as a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

26. The development hereby permitted shall not be occupied until submission of maintenance arrangements including who is responsible for different elements of the surface water drainage system. Any maintenance should be carried out in accordance with the maintenance schedule for the lifetime of the development as outlined in the approved drainage strategy 3834-DR001, dated July2015.
27. The applicant must maintain yearly Maintenance Logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.
28. No development or preliminary groundwork's of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.
29. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the garages 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.
30. 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 extensions generally permitted by virtue of Class A, B of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
31. Before any preparatory demolition or construction works commence on site, full ecological surveys and a mitigation strategy for the site shall be submitted to the Local Planning Authority for agreement in writing with a working methodology for site clearance and construction work to minimise impact on any protected species and nesting birds. Development shall be undertaken only in accordance with the agreed strategy and methodology.

35. EPF/1703/15 - VARIOUS SITES AT MAIN ENTRANCES TO EPPING FOREST

The Assistant Director of Governance (Development Management) presented a report for advertisement consent for the erection of eleven free standing gateway signs across nine sites and three visitor hub signs across three sites.

The Assistant Director informed the Committee that this application had been referred directly to the Committee for determination, as it affected more than one Area Plans Sub-Committee; in this instance, Sub-Committees East, South and West.

The Assistant Director reported that the proposal was for the erection of fourteen non-illuminated signs consisting of small, medium and large gateway signs and visitor hub signs. Several of these signs were intended to replace existing signage and the aim was to give visitors a sense of arrival to Epping Forest as well as to

remind drivers to be aware of the Forest environment. The chosen image was the work of local artist Walter E Spradberry and had been created to advertise the No 56 Bus route through Epping Forest. It was originally published by the Underground Electric Railways Company Limited in 1913. The new signs were part of the "Branching-Out" Project being undertaken by the Conservators of Epping Forest, and funded as part of the Heritage Lottery project. As part of the project, similar planning applications had been made to the London Boroughs of Waltham Forest, Redbridge and Newham and these had all been granted advertisement consent.

Officers had concluded that, whilst the design might not be universally popular with all residents, the signs had been specifically designed to appropriately advertise the Forest and assist in directing visitors without being harmful to highway safety or the character and appearance of the area. The proposal complied with guidance contained within the National Planning Policy Framework and relevant Local Plan Policies and was therefore recommended for approval.

The Committee noted the Summary of Representations received in respect of the application. Seven letters of objection had been received from Loughton Town Council, Theydon Bois Parish Council, the Epping Society, Theydon Bois Action Group, Theydon Bois & District Rural Preservation Society, Loughton Residents Association and Buckhurst Hill Residents Society. Waltham Abbey Town Council and Epping Town Council had responded but had no objections. The Committee heard from the City of London Corporation, who were speaking on behalf of the applicant - the Conservators of Epping Forest – before proceeding to debate the application.

A number of Members felt that the proposed signs were garish, out of character with the natural scene of the Forest, and harmful to the local amenity. There was some discussion as to whether the Village Green in Theydon Bois actually constituted a gateway to the Forest, as this was one of the proposed locations. It was suggested that the phrase "*Thank you for driving carefully*" when leaving the Forest could imply that drivers no longer needed to continue driving carefully. However, it was pointed out by the Chairman that such signs were common across the country when leaving towns and villages.

However, there were Members who liked the signs, felt they were quite attractive and would make a statement when entering the Forest, although the reality was probably that most people would drive past them without a second glance. The applicant emphasised that a condition on the use of the design by the Transport for London Museum was that it should be the original and not revised in any way. It was also highlighted that a refusal for this planning application would jeopardise the whole project.

Resolved:

(1) That planning application EPF/1703/15 for various sites at main entrances to Epping Forest be granted permission, subject to the following 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 must be completed strictly in accordance with the approved Location Plans and the drawings and details contained within the Epping Forest Gateways Proposal document dated July 2015.

36. ANY OTHER BUSINESS

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

37. 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

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