

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee West **Date:** Wednesday, 14 September 2016

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 9.20 pm

Members Present: A Mitchell (Chairman), G Shiell (Vice-Chairman), R Butler, S Kane, M Sartin and E Webster

Other Councillors: None

Apologies: R Bassett, D Dorrell, R Gadsby, L Hughes, H Kane, Y Knight, J Lea and S Stavrou

Officers Present: J Godden (Principal Planning Officer (Heritage, Enforcement & Landscaping)), P Seager (Webcasting Officer), S Tautz (Democratic Services Manager)

19. 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.

20. WEBCASTING INTRODUCTION

The Chairman made a short address to remind all persons present that the meeting would be broadcast live 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 the webcasting of Council and other meetings.

21. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 17 August 2016 be taken as read and signed by the Chairman as a correct record.

22. DECLARATIONS OF INTEREST

Pursuant to the Council's Code of Member Conduct, Councillor M. Sartin declared a personal interest in agenda items 7(1) (EPF/3270/15 – Oakleigh Nursery, Paynes Lane Nazeing), 7(2) (EPF/0041/16 – Oakleigh Nursery, Paynes Lane Nazeing), 7(3) (EPF/0861/16 – Oakleigh Nursery, Paynes Lane Nazeing) and 7(4) (EPF/0706/16 – Hallmead Nursey, Nazeing Road, Nazeing), by virtue of being one of the Council's appointed representatives to the Lea Valley Regional Park Authority. Councillor Sartin indicated that her interests were not prejudicial and that she would remain in the meeting during the consideration and voting on the respective planning applications.

23. ANY OTHER BUSINESS

The Director of Governance reported that there was no urgent business for consideration at the meeting.

24. DEVELOPMENT CONTROL

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

RESOLVED:

That planning applications numbered 1–9 be determined as set out in the annex to these minutes.

CHAIRMAN

Report Item No:1

APPLICATION No:	EPF/3270/15
SITE ADDRESS:	Oakleigh Nursery Paynes Lane Nazeing Waltham Abbey Essex EN9 2EU
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Erection of new gates and fences
DECISION:	Grant 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=581537

CONDITIONS

NONE

Report Item No: 2

APPLICATION No:	EPF/0041/16
SITE ADDRESS:	Oakleigh Nursery Paynes Lane Nazeing Essex EN9 2EU
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	The replacement of two existing dilapidated caravans with 2 new caravans for residential use by nursery workers (and associated concrete bases).
DECISION	Grant Permission (with conditions) Time Limited Use

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=581777

CONDITIONS

1. The use hereby permitted shall cease and the 2 new caravans hereby approved as shown on drawing numbers 2573-15A4-201 and 2573-15A4-202 shall be removed on or before the expiry of three years from the date of this temporary planning permission.
2. The two existing dilapidated caravans on site as shown on drawing number 2573-15a4-202 are to be removed within one month of the date of this permission and not re-instated on site thereafter.
3. The two caravans hereby approved shall only be used for the accommodation of workers currently employed in horticulture and their immediate dependants.
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. A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tool. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.

- 6 There shall be no external lighting erected or fitted on or by the mobile homes.

- 7 Each mobile home shall not have more than four adult persons residing in it at any time.

- 8 Within 3 months of this approval, a landscaping scheme shall be submitted and agreed in writing by the Local Planning Authority to provide screening for the front and side of the mobile homes. The details as approved shall be carried out onsite within 3 months of the date of the approval of this planning condition

- 9 There is to be no residential vehicular access to the mobile homes via the southern gate on the approved fence and gates.

Members carefully considered the officers report, objectors and applicants representations and after a full debate considered that in this case that:

1. There were very special circumstances that outweighed the harm that retention of the caravans cause to the Green Belt. These were the replacement of two very substandard caravans on the site used for human habitation for workers on the nursery; the caravans are for use for workers in the horticultural sector which has a historical problem with the provision of affordable and appropriate accommodation; the current local plan polices on this issue are outdated; the permission granted would be for a temporary period to allow for the emerging local plan to be adopted and this plan will address the issue of nursery workers accommodation with policy; the positioning of the caravans causes limited harm to the openness, character and appearance of the Green and this can be mitigated with the imposition of appropriate landscape conditions. These conditions and other conditions will also mitigate the potential harm caused to the amenity of the neighbouring property to an acceptable level.

2. With regard to the flooding issues members were of the opinion that a suitable condition would enable a technical solution to be implemented which would overcome the flooding issues and therefore not be contrary to policy.

Report Item No: 3

APPLICATION No:	EPF/0861/16
SITE ADDRESS:	Oakleigh Nursery Paynes Lane Nazeing Essex EN9 2EU
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Retention of 1 mobile caravan to provide accommodation for workers.
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=583653

REASON FOR REFUSAL

- 1 The proposal constitutes inappropriate development harmful to the openness of the Green Belt. There are no very special circumstances that clearly outweigh the harm from the development and therefore the application is contrary to the guidance contained within the National Planning Policy Framework and policies CP2, GB2A and GB17A of the adopted Local Plan and Alterations.
- 2 The proposal would introduce a highly vulnerable development into an Environment Agency Flood Zone 2 and is therefore contrary to the guidance contained within the National Planning Policy Framework and policy U2A of the adopted Local Plan and Alterations.

Report Item No: 4

APPLICATION No:	EPF/0706/16
SITE ADDRESS:	Hallmead Nursery Nazeing Road Nazeing Essex EN9 2HU
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Application for variation of conditions 1, 2 and 3 on planning application EPF/1542/14 (Application for the permanent change of use of land to a residential caravan site for four Gypsy/Traveller families, to contain four static caravans, four touring caravans, four Utility/Dayrooms and parking for eight vehicles and associated hardstanding) to enable revised layout, additional residents and eight static caravans and eight touring vans.
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=583379

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved Location Plan dated March 2016 and drawings no: BP-01
- 2 The residential occupation of the site hereby permitted shall be carried on only by James Connors and Rosie Delanie; James and Anne Delanie; Jonny and Jane Delanie; Francis Delanie; Rise Delaney; Patrick Delaney; Angela Ward; and Alice Ward and resident dependants of any of the above.
- 3 There shall be no more than 8 pitches on the site and no more than two caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 (of which no more than one shall be a static caravan or mobile home) shall be stationed on any of the pitches at any time.
- 4 Prior to the stationing of the additional mobile homes hereby approved, details of foul and surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.

- 5 Prior to the stationing of the additional mobile homes hereby approved a Phase 1 Land Contamination investigation shall be 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]
- 6 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, 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]
- 7 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]

- 8 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.

- 9 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.

Report Item No: 5

APPLICATION No:	EPF/1127/16
SITE ADDRESS:	Warren Lodge High Road Epping Essex CM16 5HN
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	Erection of two detached dwellings following the Councils granting of application EPF/2723/15
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=584258

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: BRD/15/005/001, BRD/15/005/006, BRD/15/005/008-C, BRD/15/005/010-C, BRD/15/005/011-C, OS 1042-15.3 Rev: C, OS 1042-15.5, OS 1042-15.6
- 2 No development shall have taken place until samples of the types and colours of the external finishes and details of the doors and windows have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details. For the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.
- 3 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.
- 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 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 or outbuildings

generally permitted by virtue of Class A, B, D and E of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

- 6 Prior to the first occupation of the new dwelling the House, Garage Building, and Pool Building as shown on drawing no: BRD/15/005/001 shall be removed.
- 7 Soft landscaping shall be implemented as shown on Open Spaces drawing number OS 1042-15.3 Rev: C. The southern and eastern boundaries (ie the 9x 20-25cm girthed trees, the native scrub understorey planting and the shelter belt of cherry laurel) shall be planted within 3 months of the date of this consent. The remaining planting shall be undertaken within 6 months of the date of this consent unless the Local Planning Authority agrees to a variation beforehand in writing. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand in writing.
- 8 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.
- 9 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.
- 10 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]

- 11 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, 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]
- 12 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]
- 13 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.
- 14 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.

- 15 A Phase I Habitat Survey shall be submitted to and agreed in writing by the Local Planning Authority. Should the survey reveal the likely presence of any European Protected Species, or their breeding sites or resting places, then protected species surveys shall be carried out. These surveys shall be submitted to and agreed in writing by the Local Planning Authority. Should the protected species surveys reveal the presence of protected species, or their breeding sites or resting places on the site, then a detailed mitigation strategy shall be written in accordance with any guidelines available from Natural England (or other relevant body) and submitted to and agreed in writing by the Local Planning Authority. In some cases a European Protected Species Licence may be required from Natural England. All works shall then proceed in accordance with the approved strategy.

Report Item No: 6

APPLICATION No:	EPF/1650/16
SITE ADDRESS:	Summer House Hamlet Hill Roydon Harlow Essex CM19 5LA
PARISH:	Roydon
WARD:	Broadley Common, Epping Upland and Nazeing Roydon
DESCRIPTION OF PROPOSAL:	Two storey extension to the east side of the property.
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=585369

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 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 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.

Report Item No: 7

APPLICATION No:	EPF/1760/16
SITE ADDRESS:	52 Hansells Mead Roydon Essex CM19 5HZ
PARISH:	Roydon
WARD:	Roydon
DESCRIPTION OF PROPOSAL:	Detached Granny annex.
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=585576

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 Materials to be used for the external finishes of the proposed development shall match those described in section 11 of the submitted application form or of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 No development, including works of demolition or site clearance, shall take place until details of the retained landscaping (trees / hedges) and their methods of protection (in accordance with BS5837:2012 -Trees in relation to design, demolition and construction Recommendations) have been submitted to and approved in writing by the Local Planning Authority. 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.
- 4 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 08:00 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.
- 5 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed. The approved cleaning facilities shall be used to clean vehicles immediately before leaving the site.

- 6 The building hereby approved shall remain ancillary to the main dwelling house and there shall be no division of the garden.

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

Report Item No: 8

APPLICATION No:	EPF/1763/16
SITE ADDRESS:	13 Parkfields Roydon Harlow Essex CM19 5JA
PARISH:	Roydon
WARD:	Roydon
DESCRIPTION OF PROPOSAL:	Part single, part two storey rear extension and loft conversion with rooflights including new wall cladding to elevations.
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=585579

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 Materials to be used for the external finishes of the proposed development shall match those described in section 10 of the submitted application form, unless otherwise agreed in writing by the Local Planning Authority.
- 3 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 08.00 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.
- 4 Prior to first occupation of the development hereby approved, the proposed first floor window opening in the northern flank elevation facing 11 Parkfields 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Class A-D of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

Report Item No: 9

APPLICATION No:	EPF/1841/16
SITE ADDRESS:	Land at Epping Road Roydon Harlow Essex CM19 5HT
PARISH:	Roydon
WARD:	Roydon
DESCRIPTION OF PROPOSAL:	Erection of four detached dwellings
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=585776

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 Tree Protection Plan and drawings nos: 11979-P003-B, 11979-P005, 11979-P006, 11979-P007, 11979-P008,
- 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 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. No surface water shall be discharged onto the public highway
- 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 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 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 the first occupation of the development, the accesses at their centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4 metres by 43 metres in both directions, as measured from and along the nearside edge of the carriageway, and shall be retained free of any obstruction in perpetuity.
- 8 Prior to the first occupation of the development the vehicular accesses shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of both accesses, at their junction with the highway, shall not be less than 5.5 metres and shall be provided with an appropriate dropped kerb vehicular crossing of the footway.
- 9 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.
- 10 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 11 There shall be no discharge of surface water onto the Highway.
- 12 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.
- 13 No development 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 in writing by the Planning Authority.

14 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 tools. 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.

15 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.

16 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.