

## **EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Planning Sub-Committee **Date:** 26 August 2015  
South

**Place:** Roding Valley High School, Brook Road, Loughton, Essex IG10 3JA **Time:** 7.30 - 10.25 pm

**Members Present:** N Wright (Chairman), G Chambers, K Chana, R Jennings, H Kauffman, J Knapman, A Lion, H Mann, L Mead, G Mohindra, A Patel, C P Pond, C C Pond, B Sandler, L Wagland and D Wixley

**Other Councillors:**

**Apologies:** J Hart, K Angold-Stephens, C Roberts, T Thomas, S Watson and S Weston

**Officers Present:** J Shingler (Principal Planning Officer), J Doe (Senior Planning Officer), A Hendry (Senior Democratic Services Officer), S Mitchell (PR Website Editor) and M Jenkins (Democratic Services Officer)

### **18. WEBCASTING INTRODUCTION**

The Chairman made a short address to remind all present that the meeting would be broadcast on the Internet, and that the Council had adopted a protocol for the webcasting of its meetings.

### **19. MINUTES**

#### **RESOLVED:**

That the minutes of the last meeting of the Sub-Committee held on 29 July 2015 be agreed and signed by the Chairman as a correct record subject to the following amendments:

- (a) That the conditions listed in respect of Minute Item 16 Development Control, Report Item 6 EPF/1201/15 Hillview, 28 Vicarage Lane, Chigwell, Essex IG7 6LS be deleted; and
- (b) That a condition to provide a landscaping scheme in regard to Minute Item 16 Development Control, Report Item 4 EPF/1072/15 46/48 Roebuck Lane, Buckhurst Hill, Essex IG9 5QX be added to the conditions.

### **20. ELECTION OF VICE-CHAIRMAN**

In the absence of the Chairman, who had tendered his apologies, the Vice-Chairman chaired the meeting and requested nominations for the role of Vice-Chairman.

#### **RESOLVED:**

That Councillor B Sandler be elected Vice-Chairman for the duration of the meeting.

**21. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Conduct, Councillor G Chambers declared a non pecuniary interest in the following item of the agenda by virtue of working one day per week at the application site. The Councillor advised that he would leave the meeting for the duration of the discussion on the item and voting thereon:

- EPF/1238/15 Sterling House, Langston Road, Loughton IG10 3TS

(b) Pursuant to the Council's Code of Conduct, Councillors G Mohindra and A Patel declared a non pecuniary interest in the following item of the agenda by virtue of knowing one of the neighbours involved. The Councillors advised that they would remain in the meeting for the duration of the discussion on the item and voting thereon:

- EPF/1090/15 16 Scotland Road, Buckhurst Hill IG9 5NR

(c) Pursuant to the Council's Code of Conduct, Councillor G Mohindra declared a non pecuniary interest in the following item of the agenda by virtue of being Chairman of the local Conservative Party. A member of the Anderson Foundation, the applicant, had been a donor to the Conservative Party. The Councillor advised that he would remain in the meeting for the duration of the discussion on the item and voting thereon:

- EPF/1367/15 Tottenham Hotspur Training Ground, Luxborough Lane, Chigwell IG7 5AB

**22. ANY OTHER BUSINESS**

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

**23. DEVELOPMENT CONTROL**

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

**RESOLVED:**

That the planning applications numbered 1 – 11 be determined as set out in the attached schedule to these minutes.

**24. EXCLUSION OF PUBLIC AND PRESS**

The Sub-Committee noted that there were no items of business on the agenda that necessitated the exclusion of the public and press from the meeting.

**CHAIRMAN**

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/0504/15
<b>SITE ADDRESS:</b>	60 Tycehurst Hill Loughton Essex IG10 1DA
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	Replacement dwelling house with basement and roof accommodation. Alterations to ground levels. (Amended design from EPF/2590/14).
<b>DECISION:</b>	Granted 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=574174](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=574174)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos:  
FES-2\_100  
FES-2\_101 revision B  
FES-2\_102  
FES-2\_103  
FES-2\_104 revision D  
FES-2\_105 revision C  
FES-2\_106 revision C  
FES-2\_107 revision C  
Design Statement
- 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.
- 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 boundary treatments) 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; and, car parking layout. 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.

- 5 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.
- 6 An assessment of flood risk, focussing on surface water drainage, shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The development shall be carried out and maintained in accordance with the approved details.
- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Classes A, B, C or E of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 8 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0967/15
<b>SITE ADDRESS:</b>	21 Albion Park Loughton Essex IG10 4RB
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>DESCRIPTION OF PROPOSAL:</b>	Front porch. Garage conversion and replacement roof to existing side extension. Two storey rear extension. Two first floor side windows. Front and rear dormer. Side rooflight.
<b>DECISION:</b>	Granted 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=575420](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=575420)

**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 house, unless otherwise agreed in writing by the Local Planning Authority.
- 3 Tree / hedge protection shall be undertaken in accordance with Moore Partners Arboricultural report / Method Statement and Tree Constraints / protection plan dated 27th July 2015. The development shall only be carried out in accordance with these details unless the Local Planning Authority gives its written consent to any variation.
- 4 Prior to first occupation of the development hereby approved, the proposed window opening(s) in the North West elevation towards Longfields 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 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: 3**

<b>APPLICATION No:</b>	EPF/1090/15
<b>SITE ADDRESS:</b>	16 Scotland Road Buckhurst Hill Essex IG9 5NR
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed loft conversion with rear dormer and juliet balcony, 3 x roof lights on front roof slope, 1 x roof light on rear flat roof
<b>DECISION:</b>	Refused 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=575780](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=575780)

**Reasons for Refusal**

- 1 The proposed roof extension due to its bulk and massing and proximity to the front elevation of Number 14 Scotland Road would be excessively overbearing and in addition would increase the perception of overlooking such that there would be an excessive adverse impact on the residential amenity of residents of that property contrary to policy DBE9 of the adopted Local Plan and Alterations
- 2 Due to the bulk and massing of the proposed dormer and the half hip design of the roof the proposed neither enhances nor complements the existing building or the street scene and is therefore contrary to policy DBE10 of the adopted Local Plan and Alterations

**Way Forward**

Members suggested that the way forward would be to implement one of the previous approvals granted.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/1103/15
<b>SITE ADDRESS:</b>	Former tennis courts site Junction of Alderton Hill and Roding Road Loughton Essex
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>APPLICANT:</b>	Mc Carthy & Stone Retirement Lifestyles Ltd
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of 38 'Retirement Living' (Category II) apartments for the elderly in a part 3 and part 2 storey development, including associated communal facilities, 32 off street car spaces, landscaping and access on to Alderton Hill.
<b>RECOMMENDED DECISION:</b>	Granted Permission (With Conditions) subject to legal agreement

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=575794](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=575794)

**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 retirement homes hereby approved shall only be occupied by residents who are 60 or more years old, except where the partner of a resident is 55 or more years old.
- 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 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.

- 5 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.
- 6 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.
- 7 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
  1. The parking of vehicles of site operatives and visitors
  2. Loading and unloading of plant and materials
  3. Storage of plant and materials used in constructing the development
  4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
  5. Measures to control the emission of dust and dirt during construction, including wheel washing.
  6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
- 8 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.
- 9 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]

- 10 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]
- 11 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]
- 12 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.
- 13 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.

- 14 Prior to the first occupation of the development the access arrangements, vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The access, parking and turning areas shall be retained free from obstruction in perpetuity for their intended purpose.
- 15 Prior to the first occupation of the development the existing dropped kerb vehicular access from Roding Road shall be fully reinstated, to include full height kerbing, footway and railings.
- 16 There shall be no discharge of surface water onto the Highway.
- 17 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 18 The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary or permanent), have been submitted to and approved in writing by the Local Planning Authority which:

Provide details on all structures

Accommodate the location of the existing London Underground structures

Demonstrate access to elevations of the building adjacent to the property boundary with London Underground can be undertaken without recourse to entering London Underground land

Demonstrate that there will at no time be any potential security risk to London Underground railway, property or structures

Accommodate ground movement arising from the construction thereof

Mitigate the effects of noise and vibration arising from the adjoining operations within the structures.

The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.

- 19 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.
- 20 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.

- 21 The development permitted by this planning permission shall be carried out in accordance with the approved Drainage Strategy (August 2015, reference 12043PL, Gyoury Self Partnership (St Albans) LLP, and the Drainage Strategy Layout, reference 12043PL-SK200 and the following mitigation measures detailed within the FRA:
1. Limiting the surface water run-off generated by the 100 year critical storm so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
  2. Provide a storage volume of ~92m<sup>3</sup> of cellular storage (including permeable paving area) to contain the 1 in 100 year event inclusive of climate change.
  3. Limit the discharge (to Thames water surface water sewer) of surface water run-off generated on site to 5l/s.
  4. Provide details of the routine maintenance of the SuDS features by the private company.

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.

**And ...subject to the completion of a S106 by 18/11/15 for the payment of a commuted sum of £699,200 to assist with the funding of off-site affordable homes.**

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/1238/15
<b>SITE ADDRESS:</b>	Sterling House Langston Road Loughton Essex IG10 3TS
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Broadway
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing pitched roofs; replacement with new flat roof; provision of 56 car parking spaces on new flat roof; mezzanine floor to provide 1,104sqm of B1a office floorspace at first floor level above existing warehouse space; provision of 3 additional car parking spaces by reconfiguration of existing roof-top spaces; provision of 17 cycle spaces at ground floor in new shelter. Associated external alterations including the provision of new windows and lightwells.
<b>DECISION:</b>	Granted 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=576453](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=576453)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos:  
476-PA-100 revision P1  
476-PA-101 revision P1  
476-PA-102 revision P2  
476-PA-103 revision P3  
476-PA-104 revision P1  
476-PA-105 revision P1  
476-PA-106 revision P1  
476-PA-107 revision P1

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/1279/15
<b>SITE ADDRESS:</b>	26 Meadow Way Chigwell Essex IG7 6LR
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed two storey new build house (Revision to EPF/1505/14)
<b>DECISION:</b>	Refused 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=576534](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=576534)

**Reasons for Refusal**

- 1 The proposed dwelling, due to its small size, its position and its design is out of character with the streetscene and harmful to the visual amenity of the area contrary to policies CP2 (iv), CP7 and DBE3 of the Adopted Local and Alterations.
- 2 The proposal, due to its location in front of number 24 and further back than number 28 Meadow Way will have a significantly adverse impact on the outlook from these properties and in addition it results in the loss of open space within the cul-de-sac that was an integral part of the original development and increased use of the drive and parking/turning area which can already become congested. The proposal therefore has an adverse impact on the residential amenity of neighbours contrary to policies CP7 and DBE9 of the Adopted Local Plan and Alterations.

**Way Forward**

Members felt that the open space on which the dwelling is proposed is fundamental to maintaining the character and visual amenity of the area and the residential amenity of the occupants of 24, 24a, 26 and 28 Meadow Way and therefore concluded that there was no appropriate way forward.

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/1301/15
<b>SITE ADDRESS:</b>	Haylands 48 High Road Chigwell Essex IG7 6DL
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>DESCRIPTION OF PROPOSAL:</b>	Demolish the garage and hall and part of the front wing and build new 2 storey side extension (Resubmission of EPF/0001/15)
<b>DECISION:</b>	Refused 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=576617](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=576617)

**Reasons for Refusal**

- 1 Due to the size of the proposed addition taken together with other extensions to the property the development amounts to more than limited additions and is therefore inappropriate development in the Green Belt, harmful to the openness of this area and contrary to GB2a of the adopted Local Plan and Alterations.
- 2 The design of the proposed development due to the excessive width of the property, lack of articulation and non traditional detailing fails to respect local character and is contrary to policies DBE4 and DBE10 of the adopted Local Plan and Alterations.

**Way Forward**

Members suggested that a revised smaller addition more in keeping with the rural area would be more likely to be acceptable.

**Report Item No: 8**

<b>APPLICATION No:</b>	EPF/1326/15
<b>SITE ADDRESS:</b>	Tottenham Hotspur Training Ground Luxborough Lane Chigwell Essex IG7 5AB
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>DESCRIPTION OF PROPOSAL:</b>	Variation of condition 2 'Plan nos' of planning permission EPF/0853/14 (Redevelopment of former Tottenham Hotspur training ground with an autistic spectrum disorder school, comprising a 3800 sq metre school building to accommodate up to 128 pupils aged 4-19, a mixed use games area, playing fields, 100 parking spaces and a minibus drop off area. Additionally, the development of 60 dwellings on land to the west of the proposed school to act as enabling development to facilitate delivery of the school) - Amendment Change to the elevations, floorplans, car parking and amenity space for the proposed dwelling. Alterations to dwelling mix. Minor amendment to the masterplan layout and removal of additional trees.
<b>DECISION:</b>	Granted Permission (Subject to Legal Agreement)

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=576653](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=576653)

**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 following approved drawings numbers, unless otherwise agreed in accordance with the terms of the agreement under S106 of the Town and Country Planning Act 1990 that accompanies this planning permission:

Location and masterplan and levels:  
1324\_0005 D, 1324\_0009 A, 1324\_0010 A

NAS School:  
1324\_0110 F, 1324\_0120 F, 1324\_0121 F, 1324\_0130 E, 1324\_0131 E, 1324\_0133 E, 1324\_0134 E, 1324\_0135 E, 1324\_0136 E, 1324\_0137 E, 1324\_0140 D, 1324\_0200 D, 1324\_0202 C, 1324\_0203 C, 1324\_0204 C, 1324\_0205 C, 1324\_0220 D, 1324\_0221 D

Housing:

1625\_1004 A, 1625\_1500 C, 1625\_1501 D, 1625\_1502 D, 1625\_1503 D,  
1625\_1504 D, 1625\_1505 D, 1625\_2500 A, 1625\_2501 A, 1625\_2502 A,  
1625\_2503 A, 1625\_2504 A, 1625\_2505 A, 1625\_2520 A, 1625\_2525 A

Adoptable Road Layout:

ST-2012-37

- 3 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.
- 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 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.
- 5 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
  1. The parking of vehicles of site operatives and visitors
  2. Loading and unloading of plant and materials
  3. Storage of plant and materials used in constructing the development
  4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
  5. Measures to control the emission of dust and dirt during construction, including wheel washing.
  6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
- 6 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.



- 7 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.
- 8 The development hereby permitted shall not be commenced until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (Stomor, Ref ST-2012/FRA-1403-Luxborough Lane, March 2014) has been submitted to and approved in writing by the local planning authority. The drainage strategy shall include a restriction in run-off and surface water storage on site as outlined. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- 9 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.
- 10 The development hereby approved shall be undertaken only in accordance with the mitigation strategy the recommendations of the Bat Survey and Reptile and Amphibian Survey dated 13 March 2014, ref DFCP 2600
- 11 Prior to first occupation of the development, the Developer shall be responsible for the provision and implementation, per dwelling, of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council.
- 12 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any other Order revoking, further amending or re-enacting that Order) no extensions, roof enlargements, swimming pools, ponds or outbuildings with foundations generally permitted by virtue of Classes A, B and E of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 13 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any other Order revoking, further amending or re-enacting that Order) no new buildings and extension to any building generally permitted by virtue of Class M of Part 7 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 14 No street lighting shall be provided along the entire length of Luxborough Lane that is within the application site and within the sites of the school and housing development hereby approved other than in accordance with details previously submitted to and approved in writing by the local Planning Authority.

**Subject to the completion, within 21 days, of a deed of variation to the effect that the S106 agreement completed 26 March 2015 in respect of planning permission EPF/0853/14, applies in full to the new planning permission.**

**Report Item No: 9**

<b>APPLICATION No:</b>	EPF/1367/15
<b>SITE ADDRESS:</b>	9 Hainault Road Chigwell Essex IG7 6QU
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing house and construction of 6 apartments (Revised application to EPF/0693/15)
<b>DECISION:</b>	Deferred

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=576799](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=576799)

This application was deferred to a later committee for additional information with regards to a recent appeal decision which may have a bearing on how this application should be viewed.

**Report Item No: 10**

<b>APPLICATION No:</b>	EPF/1382/15
<b>SITE ADDRESS:</b>	199A High Road Loughton Essex IG10 1AA
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	Revised proposal for express advert consent for the installation of two internally illuminated projecting signs at first floor front elevation.
<b>DECISION:</b>	Granted 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=576836](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=576836)

**CONDITIONS**

STANDARD ADVERTISEMENT CONDITIONS ONLY

**Report Item No: 11**

<b>APPLICATION No:</b>	EPF/1402/15
<b>SITE ADDRESS:</b>	2 Churchfields Loughton Essex IG10 1AG
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	Variation of condition 6 of EPF/2707/13 (which gave approval to two semi-detached dwellings) consisting of two revisions to the approved plans by way of a) provision of glass canopies above front doors, and b) revised forecourt layout.
<b>DECISION:</b>	Granted 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=576873](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=576873)

**CONDITIONS**

- 1 The areas of soil borders shown on plan number SK 23/5/15 hereby approved shall be retained as soil borders on a permanent basis. They shall not be removed and or covered over with a hard surface.
- 2 If any of the shrubs planted in the soil borders hereby approved dies, or is uprooted, or is removed, in a period of 5 years from the date of this consent, then it or they shall be replaced with shrub(s) of a similar size and specie.
- 3 The development hereby permitted will be retained strictly in accordance with the approved drawings numbers SK 23/5/15 and the front elevation section of 2A as amended on 2/6/15.