

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 1 February 2017
South

Place: Roding Valley High School, Brook **Time:** 7.30 - 10.55 pm
Road, Loughton, Essex. IG10 3JA.

Members Present: G Chambers (Chairman), A Patel (Vice-Chairman), R Baldwin, A Beales, R Brookes, L Girling, S Heap, R Jennings, J Jennings, H Kauffman, J Knapman, A Lion, G Mohindra, C P Pond, C C Pond, C Roberts, D Roberts, B Sandler, S Watson and D Wixley

Other Councillors:

Apologies: K Chana, L Mead and S Murray

Officers Present: S Solon (Principal Planning Officer), A Hendry (Senior Democratic Services Officer), S Kits (Social Media and Customer Services Officer) and R Perrin (Democratic Services Officer)

50. 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.

51. WELCOME AND INTRODUCTION

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 Sub-Committee, in relation to the determination of applications for planning permission. The Sub-Committee noted the advice provided for the public and speakers in attendance at Council Planning Sub-Committee meetings.

52. MINUTES

Resolved:

(1) That the minutes of the meeting held on 4 January 2017 be taken as read and signed by the Chairman as a correct record subject to minute (48) Development Control – Report Item 10 EPF/3015/16 – 21 The Broadway, Loughton, condition 5 removing the words ‘open to customers’ and replaced with ‘operational’ and ‘Friday’ to be replaced with ‘Saturday’.

53. DECLARATIONS OF INTEREST

(a) Pursuant to the Council’s member Code of Conduct, Councillor C C Pond declared a personal interest in the following item of the agenda by virtue of attending

a meeting with applicant with regards to the viability of Loughton High Road and at no point was the application discussed. The Councillor had determined that his interest was non-pecuniary and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/3318/16 – 188-194 High Road, Loughton.

(b) Pursuant to the Council's member Code of Conduct, Councillor H Kauffman declared a personal interest in the following item of the agenda by virtue of attending a meeting with applicant with regards to the viability of Loughton High Road and at no point was the application discussed. The Councillor had determined that his interest was non-pecuniary and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/3318/16 – 188-194 High Road, Loughton.

(c) Pursuant to the Council's member Code of Conduct, Councillor S Watson declared a prejudicial interest in the following items of the agenda. The Councillor had determined she would leave the meeting for the consideration of the applications and voting thereon:

- EPF/2832/16 – 18 Albion Park, Loughton
- EPF/3134/16 – 41 Scotland Road, Buckhurst Hill.

54. ANY OTHER BUSINESS

The Sub-Committee noted that there was no other urgent business for consideration.

55. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 13 be determined as set out in the attached schedule to these minutes.

56. EXCLUSION OF PUBLIC AND PRESS

The Sub-Committee noted that there was no business which necessitated the exclusion of the public and press.

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/2598/16
SITE ADDRESS:	140 - 142 Manor Road Chigwell Essex IG7 5PR
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Demolition of 2 x no. existing dwelling houses and associated outbuildings at Nos. 140 & 142 Manor Road to be replaced with 14 x no. residential units with associated parking, cycle storage, refuse and amenity space. (Revised application to EPF/1142/16).
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=588197

REASONS FOR REFUSAL

- 1 The proposed development would result in an overdevelopment of the site as indicated by the near absence of usable private amenity space and the domination of the site area by off-street parking provision, much of which would visually dominate the street scene at the junction of Manor Road with Stanwyck Drive. As a consequence, the proposed development fails to respect the character and appearance of the locality contrary to Local Plan and Alterations policies CP2(iv), CP3(v), CP7, DBE1(i) and DBE6, which are consistent with the National Planning Policy Framework.
- 2 By reason of its scale and siting, the rear block of the proposed development would be likely to appear excessively over-dominant and over-bearing when seen from the house and garden of 138 Manor Road. Furthermore, by reason of its siting and the position of first floor windows, the rear block of the proposed development is likely to result in excessive overlooking of the rear garden of 1 Lechmere Avenue and a perception of a loss of privacy within the rear gardens of neighbouring properties in Lechmere Avenue and Fontayne Avenue. As a consequence, the proposed development would cause excessive harm to the living conditions of 138 Manor Road and 1 Lechmere Avenue, contrary to Local Plan and Alterations policy DBE9, which is consistent with the National Planning Policy Framework.
- 3 By reason of an inadequate provision of private amenity space, the proposed development would create poor living conditions for its occupants, contrary to Local Plan and Alterations Policy DBE8, which is consistent with the National

Planning Policy Framework.

- 4 The proposal fails to provide a number of off-street car parking spaces for visitors in full accordance with “Parking Standards: Design and Good Practice” (2009, Essex County Council). As a consequence the proposal does not accord with Local Plan and Alterations Policy DBE6, which is consistent with the National Planning Policy Framework.

Way forward:

Members considered an alternative proposal for a less intensive development providing for private amenity space and off-street parking in accordance with adopted Local Plan and Alterations policy is likely to address the objections raised.

Report Item No: 2

APPLICATION No:	EPF/1741/16
SITE ADDRESS:	113 Church Hill Loughton Essex IG10 1QR
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Outline application for residential development of 10 no. apartments with details of access.
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=585535

REASONS FOR REFUSAL

- 1 The quantum of development proposed, together with appropriate off-street car parking and private amenity space provision, is likely to require a three-storey building. A building of that height would be unlikely to relate well to the neighbouring house at 111 Church Hill and would be likely to appear over-dominant in the street scene. As a consequence, the proposal is very unlikely to respect the character and appearance of the locality, contrary to Local Plan and Alterations policies CP2(iv), CP3(v), CP7, and DBE1(i), which are consistent with the National Planning Policy Framework.
- 2 The quantum of development proposed, together with appropriate off-street car parking and private amenity space provision, is likely to result in a development that could not allow for a refuse vehicle to conveniently enter the site for the purpose of collecting refuse. As a consequence, the refuse from the proposal is likely to be collected by a refuse vehicle stopping on the highway adjacent to the site, causing temporary obstruction to the free movement of vehicles on Church Hill that could amount to an excessive degree of traffic congestion. The proposal is therefore contrary to Local Plan and Alterations Policy ST4(ii), which is consistent with the National Planning Policy Framework.
- 3 The proposed vehicular access arrangements fail to provide for a visibility splay of 1.4m by 90m where the 1.4m distance is that from the back edge of the footway into the site. As a consequence the proposal is likely to be detrimental to highway safety, contrary to Local Plan and Alterations Policy ST4(iii), which is consistent with the National Planning Policy Framework.

Way forward:

Members considered an alternative proposal for a less intensive development that could demonstrably be contained within a two-storey building would have a demonstrably safe vehicular access and would be unlikely to cause excessive traffic congestion would be likely to address the objections raised.

Report Item No: 3

APPLICATION No:	EPF/2832/16
SITE ADDRESS:	18 Albion Park Loughton Essex IG10 4RB
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Demolition of existing dwelling and erection of a detached single dwelling with associated car parking.
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=588803

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: BRD/16/009/010-C, BRD/16/009/011-A, BRD/16/009/012-A and BRD/16/009/013
- 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. For the purposes of this condition, roof tiles are expected to be similar to those used at 17 Albion Park.
- 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.
- 5 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.

- 6 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 garage(s) hereby approved shall be retained so that it is capable of allowing the parking of cars together with any ancillary storage in connection with the residential use of the site, and shall at no time be converted into a room or used for any other purpose.
- 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, B, C and 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, including site clearance, shall take place until a scheme of soft landscaping and a statement of the methods, including a timetable, for its Implementation (linked to the development schedule), have been submitted to the Local Planning Authority and approved in writing. Such landscaping scheme should include trees adjacent to the site boundaries with 16 and 18 Hazelwood. The landscape scheme shall be carried out in accordance with the approved details and the agreed timetable. 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.
- 9 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.
- 10 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.

- 11 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.

- 12 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.

Report Item No: 4

APPLICATION No:	EPF/2894/16
SITE ADDRESS:	Land to the rear of 83 Queen's Road Buckhurst Hill Essex IG9 5BW
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Erection of single storey three-bedroom dwelling with green roof to rear of 83 Queen's Road.
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=589013

REASONS FOR REFUSAL

- 1 By reason of its unusual design and its siting rear of the rear of neighbouring buildings fronting Queen's Road, the proposal would appear out of keeping with the character and appearance of the locality and serve as an undesirable precedent for further similar development. As a consequence, the proposal fails to respect the character and appearance of the locality, contrary to Local Plan and Alterations policies CP2(iv), CP3(v), CP7, and DBE1(i), which are consistent with the National Planning Policy Framework.
- 2 By reason of its siting the proposed development would be overlooked to an excessive degree from the rear elevations of neighbouring buildings fronting Queen's Road, especially from the flats at 83 Queen's Road, such that the occupants of the proposal would not enjoy an adequate degree of privacy. The proposal therefore would create poor living conditions for its occupants, contrary to the provisions of the National Planning Policy Framework.
- 3 By reason of its narrow width, the proposed vehicular access arrangements for the development are constrained to a degree that would compromise the safety and amenity of residents of both the existing flats at 83 Queen's Road and the occupants of the proposed development, contrary to Local Plan and Alterations policy DBE2 and the provisions of the National Planning Policy Framework.

Way forward:

Members did not consider there was a way forward since they opposed the principle of new residential development rear of the rear of neighbouring buildings fronting Queen's Road.

Report Item No: 5

APPLICATION No:	EPF/3036/16
SITE ADDRESS:	2 Glenside Chigwell Essex IG7 5RE
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Demolition of an existing 3 bed/2 storey home and construction of a 6 bed/4 storey (including basement) house
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=589435

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: 1.0; 1.1; 2.0; 2.1; 2.2; 2.3; 2.4; 3.0 (Existing ground floor plan & Proposed block plan); 3.1; 3.2; 3.3; 3.4;3.5; 3.6; 4.1; 4.2; 4.3; 4.4; 4.5; 4.6; 4.7;4.8; 4.9; 4.10; 4.11; 4.12; 5.1; 6.0; 6.1; 6.2; & 6.3.
- 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. Techniques such as green roofs; rainwater harvesting; and permeable paving should be given strong consideration. The development shall be implemented in accordance with such agreed details.
- 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 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 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.

7 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site.

Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the Local Planning Authority contacted and a scheme to investigate the risks and / or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the Local Planning Authority prior to the recommencement of development works.

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

8 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 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.

10 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.

- 11 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.

- 12 No trenches, foundations or pipe runs for services and drains required to service the development shall be installed within the root protection areas of the two oaks (T5 and T6 of the submitted tree report) unless the Local Planning Authority gives its prior written approval.

- 13 No levels changes shall be undertaken within the root protection areas of the two oaks (T5 and T6 of the submitted tree report) unless the Local Planning Authority gives its prior written approval.

- 14 Prior to the commencement of the development hereby approved, and notwithstanding the details shown on the submitted drawings, further details of the outbuilding proposed in the rear garden, including floor plans and elevation drawings, shall be submitted to and approved in writing by the Local Planning Authority. The outbuilding shall be constructed in accordance with the approved details and shall not subsequently be enlarged without the written approval of the Local Planning Authority.

- 15 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.

- 16 Notwithstanding the details submitted with the application, the development hereby approved shall not be commenced until details of all boundary treatment have been submitted to and approved in writing by the Local Planning Authority. The application site shall be enclosed in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

- 17 Prior to the commencement of the development a detailed land drainage assessment of the impact of the proposal, particularly its basement, shall be submitted to and approved by the Local Planning Authority in writing. The assessment shall include details of proposals to mitigate any drainage and localised flooding consequence of the development. The approved mitigation proposals shall be carried out in accordance with the approved details and completed prior to the first occupation of the development.

Report Item No: 6

APPLICATION No:	EPF/2931/16
SITE ADDRESS:	1 Brook Parade Chigwell Essex IG7 6PD
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Change of use from use for purposes within Use Class A2 (Financial and Professional Services) to use for purposes within Use Class A5 (Hot Food Takeaway). Replacement of compressors. Erection of extraction duct and new shop entrance, and new fresh air intake grille.
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=589193

REASONS FOR REFUSAL

- 1 The proposal, which would provide a service already provided for in the locality, is likely to introduce excessive noise and activity in the vicinity of the site, particularly towards the rear of it. Such noise and activity is likely to cause excessive harm to the living conditions of neighbouring dwellings, particularly the flat at 1A Brook Parade. The proposal is therefore contrary to Local Plan and Alterations policy DBE9, which is consistent with the National Planning Policy Framework. The specific use proposed, a pizza delivery service, is already available to the locality. Accordingly, there is no overriding need for the development which could outweigh the harm it is likely to cause.

Way forward:

Members did not consider there was any way forward.

Report Item No: 7

APPLICATION No:	EPF/3318/16
SITE ADDRESS:	188-194 High Road Loughton IG10 1DN
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Application for variation of condition 13 'plan numbers' on planning application EPF/1245/16 (Change of use of the upper floors of 180-194 High Road Loughton from office (Use Class B1(a)) to residential (Use Class C3), including an extension of the building at the rear and a setback storey on the roof to provide a total of 14no 2 bed residential units with an extended commercial floorspace at ground level), as amended by application EPF/2883/16 (non-material amendment).: bring forward fourth floor to 3m from front and variation of approved drawing numbers.
DECISION:	Grant Permission (With Conditions)

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

CONDITIONS

- 1 The development hereby permitted must be begun not later than 27 July 2019.
- 2 Prior to the commencement of development, a full noise survey shall be carried out to establish which noise category the proposed flats fall into. A scheme for protecting the dwellings from noise shall be submitted to and agreed in writing by the Local Planning Authority for any dwelling that falls into NEC B and C, or bedrooms likely to be exposed to noise levels that do not meet the reasonable resting/sleeping conditions specified in British Standard BS8233: 1999 - Sound insulation and noise reduction for buildings - code of practice. The approved works shall be implemented before occupation of the building.
- 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 Notwithstanding the details shown on the approved plans, prior to the commencement of development details of the refuse and recycling storage area incorporating separate refuse and recycling for residential and commercial uses shall be submitted to and approved by the local planning authority. The works as agreed shall be fully implemented and available for use prior to first occupation of any residential unit within the development.

- 5 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed at the site. The installed cleaning facilities shall be used to clean vehicles wheels immediately before leaving the site.
- 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 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.
- 8 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.
- 9 The cycle stores shown on the approved plan shall be fully installed prior to first occupation of the residential units hereby permitted and shall thereafter be made permanently available for use by occupants of the residential units.
- 10 There shall be no increase in the area of the balconies shown on the approved plans I without prior consent from the Local Planning Authority.
- 11 The balustrades enclosing the balconies of the flats hereby approved shall be constructed of obscure glass.
- 12 The development hereby approved shall not be commenced until details of the means of service access to the rear elevation of the enlarged ground floor shop premises have been submitted to and approved in writing by the local Planning Authority. The development shall be carried out in accordance with the approved details and the means of service access shall thereafter be permanently retained unless otherwise agreed in writing by the Local Planning Authority.
- 13 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: F9D13.047 002 REV F, F9D13.047 003 REV C, F9D13.047 004 REV C, F9D13.047 005 REV C, F9D13.047 007 REV C, F9D13.047 100 REV A, F9D13.047A604 REV B, F9D13.047A610 REV A, F9D13.047A611, F9D13.047A612 REV B, F9D13.047A612 REV B and F9D13.047A613 REV A

Report Item No: 8

APPLICATION No:	EPF/2737/16
SITE ADDRESS:	184-186 High Road Loughton IG10 1DN
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Roof extension to provide two additional apartments.
DECISION:	Grant Permission (With Conditions)

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

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: 3555_PL01, PL02a, PL03, PL04d, PL05b, PL06b, and PL07b
- 3 No construction works above ground level shall take place until documentary and photographic details of the types and colours of all external materials 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 Notwithstanding the details shown on the approved plans, prior to the commencement of development details of the refuse and recycling storage area incorporating separate refuse and recycling for residential and commercial uses shall be submitted to and approved by the local planning authority. The works as agreed shall be fully implemented and available for use prior to first occupation of the residential units hereby permitted.
- 5 Prior to the commencement of the development, details of cycle stores including siting, finishes and security measures shall be submitted to and approved by the Local Planning Authority. The works as agreed shall be fully implemented and available for use prior to first occupation of the residential units hereby permitted.
- 6 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed at the site. The installed cleaning facilities shall be used to clean vehicles wheels immediately before leaving the site.
- 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 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.
- 9 There shall be no increase in the area of the balconies shown on the approved plans without prior consent from the Local Planning Authority.

Report Item No: 9

APPLICATION No:	EPF/2472/16
SITE ADDRESS:	93 Manor Road Chigwell Essex IG7 5PN
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Proposed two detached dwellings set to rear of existing property and accessed by new private drive.
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=587813

REASONS FOR REFUSAL

- 1 By reason of their siting in a rear garden, rear of the rear of neighbouring buildings fronting Manor Road, the proposed houses would appear out of keeping with the character and appearance of the locality and serve as an undesirable precedent for further similar development. As a consequence, the proposal fails to respect the character and appearance of the locality, contrary to Local Plan and Alterations policies CP2(iv), CP3(v), CP7, and DBE1(i), which are consistent with the National Planning Policy Framework.
- 2 By reason of their siting in a rear garden, rear of the rear of neighbouring buildings fronting Manor Road, the proposed houses would be likely to overlook the rear gardens of neighbouring dwellings, particularly that of 95 Manor Road, to an excessive degree. The degree of overlooking would be likely to result in an excessive loss of privacy for the affected dwellinghouses, significantly harming their living conditions contrary to Local Plan and Alterations policy DBE9, which is consistent with the National Planning Policy Framework.

Way forward:

Members did not consider there was any way forward. They also expressed concern about the indicative alterations to the vehicular access.

Report Item No: 10

APPLICATION No:	EPF/2549/16
SITE ADDRESS:	24 Whitehall Close Chigwell Essex IG7 6EQ
PARISH:	Chigwell
WARD:	Chigwell Row
DESCRIPTION OF PROPOSAL:	Retrospective application for a single storey rear outbuilding of 2.65 metres in height at rear and 2.95 metres in height at front elevations with flat roof form.
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=588014

REASON FOR REFUSAL

- 1 By reason of its height and siting, the outbuilding appears excessively overbearing when seen from within the conservatory and from the adjacent rear garden of 147 Lambourne Road. Moreover, it also causes a noticeable degree of overshadowing of the conservatory. As a consequence, the proposal causes excessive harm to the living conditions of 147 Lambourne Road contrary to Local Plan and Alterations policy DBE9, which is consistent with the National Planning Policy Framework.

Way forward:

Members did not consider there was any reasonable prospect of modifying the existing building to overcome their objections. They indicated they were open to the erection of a lower building that was set at least 1m from the site boundaries and recognised that may amount to the erection of an alternative building that is Permitted Development.

Report Item No: 11

APPLICATION No:	EPF/2967/16
SITE ADDRESS:	30 Brooklyn Avenue Loughton Essex IG10 1BL
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Rear extension ground floor and part first floor
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=589259

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: P-01 - 11 inclusive
- 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 The timber screen fence to the ground floor patio shall not exceed 1.8m in height measured from the finished surface of the patio, shall be fully installed prior to the patio being first brought into use and shall be thereafter retained and maintained in accordance with the approved details.
- 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 B 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: 12

APPLICATION No:	EPF/2972/16
SITE ADDRESS:	108 Rous Road Buckhurst Hill Essex IG9 6BT
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Part single and part two-storey rear extensions. Two storey side extension. Single storey front extension. Single storey rear/side extensions.
DECISION:	Deferred to District Development Management Committee

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=589264

This application was put to the Area Planning Sub-Committee South on 1 February 2017, however, PowerPoint slides of proposed plans were not available for the Members to fully consider the application. It was therefore referred directly up to the District Development Management Committee by a majority vote.

Report Item No: 13

APPLICATION No:	EPF/3134/16
SITE ADDRESS:	41 Scotland Road Buckhurst Hill Essex IG9 5NP
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Ground floor side extension, raising of height of roof and its enlargement and installation of rear dormer window.
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=589693

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.

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