

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 26 July 2017
South

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 10.07 pm
High Street, Epping

Members Present: G Chambers (Chairman), A Patel (Vice-Chairman), R Baldwin, A Beales, K Chana, S Heap, J Jennings, H Kauffman, A Lion, L Mead, S Neville, C P Pond, C C Pond and D Sunger

Apologies: L Girling, R Jennings, J Knapman, G Mohindra, C Roberts, D Roberts, B Sandler and D Wixley

Officers Present: S Solon (Principal Planning Officer), J Leither (Democratic Services Officer) and A Hendry (Senior Democratic Services Officer)

13. 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.

14. MINUTES

RESOLVED:

That the minutes of the meeting held on 28 June 2017 be taken as read and signed by the Chairman as a correct record.

15. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor G Chambers declared a non-pecuniary interest in the following item of the agenda by virtue of having dealings with the applicant and local residents. The Councillor had determined that his interest was non-pecuniary and he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2446/16 – Buckhurst Hill FC, Roding Lane, Buckhurst Hill.

(b) Pursuant to the Council's Code of Member Conduct, Councillor J Jennings declared a non-pecuniary interest in the following items of the agenda by virtue of being on the planning committee of Loughton Town Council. The Councillor had determined that her interest was non-pecuniary and she would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/1479/17 – 27 Fallow Fields, Loughton.
- EPF/1540/17 – 18 Albion Park, Loughton.

(c) Pursuant to the Council's Code of Member Conduct, Councillors A Lion, K Chana and D Sunger declared non-pecuniary interests in the following items of the agenda by virtue of being Chigwell Parish Councillors. The Councillors had determined that their interests were non-pecuniary and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/3386/16 – Land West of Froghall Lane, South of Chigwell Cemetery, Chigwell.
- EPF/0329/17 – Land adjacent to The Paddock, Grove Lane, Chigwell.

(d) Pursuant to the Council's Code of Member Conduct, Councillor L Mead declared a non-pecuniary interest in the following item of the agenda. The Councillor had determined that her interest was non-pecuniary but she would leave the meeting for the consideration of the application and voting thereon:

- EPF/1325/17 – Oaklands School, 8 Albion Hill, Loughton.

(e) Pursuant to the Council's Code of Member Conduct, Councillor C C Pond and Mrs C P Pond declared a non-pecuniary interest in the following item of the agenda by virtue of being acquainted with the applicant. The Councillors had determined that their interest was non-pecuniary and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1229/17 – 32 Woodland Road, Loughton.

(f) Pursuant to the Council's Code of Member Conduct, Councillor A Patel declared a non-pecuniary interest in the following items of the agenda by virtue of his son attending both the school and the football club. The Councillor had determined that his interests were non-pecuniary and he would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/1325/17 – Oaklands School, 8 Albion Hill, Loughton.
- EPF/2446/16 – Buckhurst Hill FC, Roding Lane, Buckhurst Hill.

(g) Pursuant to the Council's Code of Member Conduct, Councillor S Neville declared a non-pecuniary interest in the following item of the agenda. The Councillor had determined that his interest was non-pecuniary and he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2446/16 – Buckhurst Hill FC, Roding Lane, Buckhurst Hill.

16. ANY OTHER BUSINESS

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

17. APPLICATION EPF/1325/17 TO MODIFY THE S106 AGREEMENT LINKED TO PLANNING PERMISSION REFERENCE EPF/1097/09.

The Principal Planning Officer advised that Oaklands School provided teaching and other services for children who ranged between 2 and a half years and 11 years of age. However, because of its primarily residential nature, narrow width, and gradient, Albion Hill was not a suitable road for parking and setting down and picking up school children. The school also has very limited off street spaces and hence most staff that travel by car had to park in nearby streets. It is for these highway and parking reasons that a legal agreement was entered in to (alongside the planning approval

EPF/174/83) to restrict the school roll to 243, and this was repeated in the modified legal agreement drawn up in conjunction with EPF/1097/09.

The school had tried to reduce congestion and parking problems by introducing an informal one way system whereby parents drove up Warren Hill or Upper Park, then along Nursery Road, and then drove down Albion Hill. A caretaker assisted in helping children out of cars as they parked in the roadway. Up to 7 cars could be backed up in this manoeuvre in the peak period of 8.30am to 8.45 am, and clearly movements of residents' cars, and service/delivery vehicles was hampered in this period. Staggered school opening and closing times had also been introduced in order to reduce congestion, and for some years a second pedestrian access to the school had been created from the High Road facilitated by an Essex CC funded road crossing officer. This secondary access had facilitated parents and children accessing the school by foot, although it was apparent that some parents parked their cars at the top of Spring Grove or in Warren Hill and then accompany their children to school via this secondary side access. The school also provided a caretaker at this secondary side entrance to assist children entering the school grounds.

The school had not increased its school roll for more than 30 years and currently it was at full capacity, some siblings of existing pupils have to be denied a place because of the legal agreement requiring a maximum school role of 243 pupils.

Against this background the school submitted the planning application EPF/2774/15 in which it was proposed to construct a new off street drop off point in Warren Hill with a 34 space car park, together with a proposal to modify the legal agreement and expand the school roll from 243 to 273. The main thrust of the school's argument was that a purpose built drop off point and car park in Warren Hill would considerably reduce congestion and drop off parking in Albion Hill (and also at the High Road end of Spring Grove), and allow teachers and staff cars to be parked in the new car park and not on nearby roads – and the benefit of these new facilities would considerably outweigh a relatively modest increase of 30 pupils on the school role.

As mentioned above the Council's refusal of EPF/2774/15 was taken to appeal and the Inspector granted planning permission.

RESOLVED:

That the S106 legal agreement be modified to allow for a maximum of 273 children to be registered on the school roll but that this increase of 30 pupils can only be commenced when the Warren Hill drop off facility and car park, approved under EPF/2774/15, had been completed and was available for use.

18. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 12 be determined as set out in the attached schedule to these minutes.

CHAIRMAN

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Report Item No: 1

APPLICATION No:	EPF/3386/16
SITE ADDRESS:	Land West of Froghall Lane South of Chigwell Cemetery Chigwell Essex IG7
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Hybrid application requesting: 1. Full planning permission for an assisted living development comprising of apartments and integrated communal and support facilities; landscaped residents gardens; staff areas; refuse storage; construction of a new site access; a sustainable urban drainage system; a new sub-station and associated infrastructure and services, and; 2. Outline planning permission for a 0.45 hectare extension to Chigwell Cemetery.
DECISION:	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=590483

This application was deferred in order for a Members site visit to take place.

Report Item No: 2

APPLICATION No:	EPF/2446/16
SITE ADDRESS:	Buckhurst Hill FC Roding Lane Buckhurst Hill Essex IG9 6BJ
PARISH:	Buckhurst Hill Chigwell
WARD:	Buckhurst Hill East Chigwell Village
DESCRIPTION OF PROPOSAL:	Change of use of open fields within the Green Belt to playing fields and formation of new car park with associated landscaping.
DECISION:	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=587735

This application was deferred in order to secure the applicant's agreement to entering into a planning obligation limiting the use of the proposed car park and to secure details of surface materials for the car park.

Report Item No: 3

APPLICATION No:	EPF/0329/17
SITE ADDRESS:	Land adjacent to The Paddock Grove Lane Chigwell Essex IG7 6JF
PARISH:	Chigwell
WARD:	Chigwell Row
DESCRIPTION OF PROPOSAL:	Demolition of existing stables and warehouse and erection of 12 semi-detached dwelling houses and associated landscaping.
DECISION:	Grant 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=591623

CONDITIONS

- 1 Not applicable
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: FJT_100, FJT_2_10 Rev B, FJT_2_12 Rev B, FJT_2_14 Rev B, FJT_2_16 Rev A, FJT_2_20 Rev B, FJT_2_21 Rev B, FJT2_22 Rev B, FJT_2_23 Rev B, FJT_2_24 Rev B, FJT_2_25 Rev B, FJT_2_26 Rev A, FJT_2_27 Rev A, FJT_2_30 Rev F, FJT_2_50 Rev E, FJT_2_60 Rev F and FJT_2_61 Rev E
- 3 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes including doors, windows, guttering, downpipes, soffits and fascias 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 wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with the details submitted and approved under reference EPF/0123/17. 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 development generally permitted by virtue of Classes A, B or E of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

- 6 Bat boxes shall be installed prior to first occupation in accordance with the details shown within the submitted Soft Landscape Management Plan dated January 2017.
- 7 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) for the whole site including the area of land that is to be handed over to the Parish Council 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.
- 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 unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 10 Prior to 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 in perpetuity for their intended purpose and remain free of obstruction.
- 11 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 12 Prior to first occupation of the proposed development, the developer shall be responsible for the provision to and implementation of for each dwelling a Residential Travel Information Pack for sustainable transport, approved by Essex County Council.
- 13 There shall be no discharge of surface water onto the highway.
- 14 The development shall be carried out in accordance with the drainage strategy (EAS, SK01 Project 1162, 01.02.2017) and supporting documents submitted with the application unless otherwise agreed in writing with the Local Planning Authority.

- 15 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]
- 16 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.
- 17 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.
- 18 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.
- 19 No bonfire shall be permitted on site throughout the demolition and construction phase of the development.
- 20 The development shall take place in accordance with the submitted existing and proposed site levels as shown on drawing No. FJT_2_60 Rev F.
- 21 Prior to the first occupation of the development the land as shown to be transferred to the Parish Council on approved drawing number FJT_2_50 'Proposed site plan' shall be permanently transferred to the ownership of Chigwell Parish Council at no cost together with the sum of fifty thousand pounds.

And subject to the completion by the 6th September 2017 (unless otherwise agreed in writing for a further extension of time with the Local Planning Authority) of a legal agreement to secure the handover of land to be used as public open space, with a maintenance fee of £50,000, to Chigwell Parish Council

Report Item No:4

APPLICATION No:	EPF/0897/17
SITE ADDRESS:	1 Ollards Grove Loughton Essex IG10 4DJ
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	First floor extension, new mansard roof, and new rear extension to provide 4 flats comprising 2 x 1 bed and 2 x 2 bed flats.
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=593213

REASON FOR REFUSAL

- 1 By reason of its height and bulk the proposed development would appear over-dominant within its visual context at the junction of Ollards Grove and High Road, particularly in relation to the neighbouring buildings at 102 and 106 -108 High Road. As a consequence, the proposal would cause significant harm to the character and appearance of the locality. The proposal is therefore contrary to Local Plan and Alterations policies CP2 (iv), CP7 and DBE 1 (i), which are consistent with the National Planning Policy Framework

Way Forward

Members considered reducing the height of the proposal by one floor may overcome their objection.

Report Item No: 5

APPLICATION No:	EPF/1054/17
SITE ADDRESS:	246-250 High Road Loughton Essex IG10 1RB
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Proposed new electronic roller shutter on the shopfront facing the High Road.
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=593675

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:
10420-DB3-314-GF-DR-A-90_07
10420-DB3-314-GF-DR-A-90_01
10420-DB3-314-GF-DR-A-20_07
10420-DB3-314-GF-DR-A-20_08
Image, attached to email of 26th May 2017 from agent, of open lattice nature of shutters
- 3 The roller shutters hereby approved shall be of an open lattice type, as illustrated in the attachment to an email of 26th May 2017 from the agent.

Report Item No: 6

APPLICATION No:	EPF/1152/17
SITE ADDRESS:	2A Goldings Road Loughton Essex IG10 2QN
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Construction of new two storey 3 bed house attached to 2A Goldings Road, together with rear dormer window, plus provision of 4 off-street car spaces with two spaces for the existing dwelling.
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=593915

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 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. These details shall include those relating to boundary enclosures and the surface of the front parking area. The development shall be implemented in accordance with such approved details.
- 3 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.

- 4 Details of measures to deal with surface water drainage shall be submitted to and approved by the Local Planning Authority before any work commences on site. Once approved these details shall be implemented in full.
- 5 The development hereby permitted will be completed strictly in accordance with the approved drawings numbered 1865/03D and 1865/01A.
- 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 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 Classes 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.

Report Item No: 7

APPLICATION No:	EPF/1229/17
SITE ADDRESS:	32 Woodland Road Loughton Essex IG10 1HJ
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Two storey rear extension and internal alterations to enlarge living space and provide one additional bedroom. The addition of a small front porch to enlarge entrance hall.
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=594119

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 walls and roof slopes of the proposed development shall match those of the existing house, unless otherwise agreed in writing by the Local Planning Authority.
- 3 Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a seating area, roof garden, terrace, patio or similar amenity area.
- 4 Prior to first occupation of the development hereby approved, the proposed window opening in the north eastern flank elevation, to bedroom 2, 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: 8

APPLICATION No:	EPF/1344/17
SITE ADDRESS:	5 Greenfield Close Loughton Essex IG10 3HG
PARISH:	Loughton
WARD:	Loughton Alderton
DESCRIPTION OF PROPOSAL:	Two storey and single storey rear extension and single storey front extension.
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=594627

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 walls and sloping roofs of the proposed development shall match those of the existing house, unless otherwise agreed in writing by the Local Planning Authority.
- 3 Prior to first use of the development as hereby approved, the proposed window opening in the eastern flank elevation, to bedroom 3 as shown on the approved plans, 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.
- 4 Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a seating area, roof garden, terrace, patio or similar amenity area.
- 5 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.
- 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.

Report Item No: 9

APPLICATION No:	EPF/1426/17
SITE ADDRESS:	33 Amberley Road Buckhurst Hill Essex IG9 5QW
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Proposed two storey one bedroom end of terrace dwelling
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=594934

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: 1761/01B, 1761/02, 1761/03B, 1761/06B, 1761/07D, 1761/08D, 1761/09C and 1761/10
- 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 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, 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.
- 5 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 access ways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 6 If any tree, shrub or hedge shown to be retained in the submitted Arboricultural reports is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased during development activities or within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority

gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.

- 7 Tree protection shall be implemented prior to the commencement of development activities (including demolition) in accordance with the submitted Tree Survey/Arboricultural Method Statement reports unless the Local Planning Authority gives its prior written approval to any alterations. Tree protection shall be installed as shown on RGS Arboricultural Consultants ' Tree Constraints and protection plan' dated 12th April 2017.
- 8 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.
- 9 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.
- 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.

Report Item No: 10

APPLICATION No:	EPF/1430/17
SITE ADDRESS:	4 The Crescent Loughton Essex IG10 4PY
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Proposed loft conversion with hipped roofs being changed to gables, erection of rear first floor extension, rear dormer window, and two front dormer windows and rooflight.
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=594938

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.
- 4 Prior to first occupation of the development hereby approved:
 1. The proposed window openings above ground floor level in the flank elevations 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.
 2. The proposed obscure glazed privacy screen adjacent to the south-west facing window opening of bedroom 1, indicated on drawing numbers 1705-07d and 1705-10c, shall be installed and thereafter a privacy screen of the same specification shall be permanently retained in that position.

Report Item No: 11

APPLICATION No:	EPF/1479/17
SITE ADDRESS:	27 Fallow Fields Loughton Essex IG10 4QP
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Proposed single storey rear extension, roof amendment, dormer, internal alterations and porch
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=595193

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.

Report Item No: 12

APPLICATION No:	EPF/1540/17
SITE ADDRESS:	18 Albion Park Loughton Essex IG10 4RB
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Application for variation of condition 3 'external finishes' on planning application EPF/2832/16 (Demolition of existing dwelling and erection of a detached single dwelling with associated car parking) to allow use of a blue black slate.
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=595438

CONDITIONS

- 1 Not Applicable
- 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 The development shall be implemented in accordance with the brick details submitted and approved under reference EPF/0749/17 and roof tile: SSQ Sarria blue-black slate unless otherwise agreed in writing with the Local Planning Authority.
- 4 The development shall be implemented in accordance with the agreed surface water drainage details as approved under EPF/0749/17.
- 5 The approved wheel washing methods as agreed under reference EPF/0749/17 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 extensions, roof enlargements, roof lights or outbuildings generally permitted by virtue of Classes 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 The landscape scheme shall be carried out in accordance with the approved details and the agreed timetable agreed under EPF/0749/17. 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 The development shall be carried out only in accordance with the approved Tree Protection Plan Arboricultural Method Statement submitted under reference EPF/0749/17 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 The development shall be carried out in accordance with the approved site level details submitted under reference EPF/0749/17.

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