

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 4 February 2015
South

Place: Roding Valley High School, Brook **Time:** 7.30 - 10.30 pm
Road, Loughton, Essex IG10 3JA

Members Present: J Hart (Chairman), N Wright (Vice-Chairman), K Angold-Stephens, K Chana, R Jennings, H Kauffman, J Knapman, H Mann, G Mohindra, S Neville, Mrs C P Pond, C C Pond, C Roberts, Mrs T Thomas and D Wixley

Other Councillors:

Apologies: G Chambers, L Girling, A Lion, L Mead, B Sandler, Mrs L Wagland, Ms S Watson and S Weston

Officers Present: S Solon (Principal Planning Officer), A Hendry (Democratic Services Officer), T Carne (Public Relations and Marketing Officer) and S Mitchell (PR Website Editor)

61. 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.

62. MINUTES

RESOLVED:

That the minutes of the last meeting of the Sub-Committee held on 7 January 2015 be agreed.

63. DECLARATIONS OF INTEREST

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

- EPF/2345/14 – 71-73 Queens Road, Buckhurst Hill

(b) Pursuant to the Council's Code of Member Conduct, Councillor Chris Pond declared a personal interest in the following items on the agenda. The Councillor had determined that his interest was non-pecuniary and that he would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/2429/14 – 20 Albion Hill, Loughton;

- EPF/2484/14 – Albany Stud, Epping New Road, Buckhurst Hill; and
- EPF/2608/14 – Trevelyan House, Arewater Green, Loughton

(c) Pursuant to the Council's Code of Member Conduct, Councillor Angold-Stephens declared a personal interest in the following items on the agenda, by virtue of having met the applicants when he visited the sites. The Councillor had determined that his interest was non-pecuniary and that he would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/2559/14 – 90 High Road, Loughton; and
- EPF/2508/14 – St Mary's Church, 203 High Road, Loughton

(d) Pursuant to the Council's Code of Member Conduct, Councillor H Kaufman declared a personal interest in the following items on the agenda, by virtue of having met the applicants when he visited the sites. The Councillor had determined that his interest was non-pecuniary and that he would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/2559/14 – 90 High Road, Loughton; and
- EPF/2508/14 – St Mary's Church, 203 High Road, Loughton

(e) Pursuant to the Council's Code of Member Conduct, Councillors D Wixley and R Jennings declared a personal interest in the following item on the agenda, by virtue of having attended a presentation on the application. The Councillors had determined that their interest was non-pecuniary and that they would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/2508/14 – St Mary's Church, 203 High Road, Loughton

(f) Pursuant to the Council's Code of Member Conduct, Councillor J Hart declared an interest in the following items on the agenda. The Councillor had determined that his interest was pecuniary and prejudicial and that he would leave the meeting for the consideration of the applications and voting thereon:

- EPF/2429/14 – 20 Albion Hill, Loughton; and
- EPF/2565/14 – 4 Connaught Hill, Loughton

(g) Pursuant to the Council's Code of Member Conduct, Councillor J Hart declared a personal interest in the following item on the agenda, by virtue of having worshiped at this Church. The Councillor had determined that his interest was non-pecuniary and that he would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/2580/14 – St Mary's Church, 203 High Road, Loughton

(h) Pursuant to the Council's Code of Member Conduct, Councillor J Knapman declared a personal interest in the following items on the agenda. The Councillor had determined that his interest was non-pecuniary and that he would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/2429/14 – 20 Albion Hill, Loughton

64. CONFIRMATION OF TREE PRESERVATION ORDER TPO/EPF/22/14 - LAND TO THE FRONTAGE OF ELECTRICITY SUB STATION, STANMORE WAY, LOUGHTON

The Panel noted that this Tree Preservation Order (TPO) aimed to protect a lime tree to the frontage of an electricity substation on Stanmore Way.

The TPO was prompted by enquiries regarding the legal status of the tree and its ownership. Enquiries revealed that the land was not in the ownership and therefore not the responsibility of either ECC Highways or EFDC and no future maintenance work would be undertaken.

The Sub-committee heard from an objector to the proposed TPO.

RESOLVED:

That Tree Preservation Order TPO/EPF/22/14 be confirmed without modification.

65. ANY OTHER BUSINESS

There was no other business for consideration.

66. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 14 be determined as set out in the attached schedule to these minutes.

CHAIRMAN

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Report Item No: 1

APPLICATION No:	EPF/2210/14
SITE ADDRESS:	153 Manor Road Chigwell Essex IG7 5QA
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Erection of new first floor flat to the rear of 153 Manor Road
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=568290

Members resolved to defer this application to a future meeting of the sub-committee in order that advice on the desirability and practicality of using a s106 agreement to overcome the planning objections raised by Officers can be sought and considered.

Report Item No: 2

APPLICATION No:	EPF/2284/14
SITE ADDRESS:	2 Churchfields Loughton Essex IG10 1AG
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Rear extensions to 2 houses being erected at site at 2 Churchfields, Loughton.
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=568712

CONDITIONS

- 1 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other Order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Classes A & 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: 3

APPLICATION No:	EPF/2345/14
SITE ADDRESS:	71 - 73 Queens Road Buckhurst Hill Essex IG9 5BW
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Extension of existing building involving retention of existing A1 units at ground floor level together with the creation of 6 flats on upper floors and at rear.
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=569077

REASONS FOR REFUSAL

- 1 By reason of its bulk, design and rearward projection at first floor the proposed building would appear excessively over dominant in relation to the existing and neighbouring buildings. As a consequence the proposal would detract from the character and appearance of the locality, contrary to Local Plan and Alterations policies CP2(ix), CP7 and DBE1, which are consistent with the National Planning Policy Framework.
- 2 By reason of the rearward projection at first floor, and proximity to neighbouring gardens, the proposal would result in excessive overlooking of private gardens to the detriment of their privacy. As a consequence, the proposals would cause excessive harm to the living conditions of 2, 2A and 4 Kings Avenue, contrary to Local Plan and Alterations policy DB£9, which is consistent with the National Planning Policy Framework.

WAY FORWARD

Members found the proposal to be a poor design that would be harmful to the living conditions of neighbouring dwellings. They considered a way forward for the Applicant to be the development of a more sensitive proposal that better respected the character and appearance of the locality and the living conditions of neighbours.

Report Item No: 4

APPLICATION No:	EPF/2429/14
SITE ADDRESS:	20 Albion Hill Loughton Essex IG10 4RA
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Three new detached dwellings, part single, part two storey with green roofs and including new private access road off Albion Hill. Re-submission following withdrawal of EPF/0250/14
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=569551

REASONS FOR REFUSAL

- 1 By reason of its siting unrelated to the highway and amounting to backland development resulting in a loss of private garden, together with its design that is in sharp contrast to neighbouring dwellings, the proposal would fail to respect its setting and result in an unsympathetic change in the pattern of development. As a consequence it would cause excessive harm to the character and appearance of the locality, contrary to Local Plan and Alterations policies CP2(iv), CP7, DBE1 (i and ii) and DBE3 (v) which are consistent with the National Planning Policy Framework.
- 2 The proposed access arrangements for the development would be likely to result in excessive disturbance to the house at 20 Albion Hill from vehicle movements, contrary to Local Plan and Alterations policy DBE9, which is consistent with the National Planning Policy Framework.

Members considered the principle of the proposed development unacceptable in policy terms and consequently could not offer any way forward for the applicant.

Report Item No: 5

APPLICATION No:	EPF/2459/14
SITE ADDRESS:	102 Manor Road Chigwell Essex IG7 5PQ
PARISH:	Chigwell
WARD:	Chigwell Village Grange Hill
DESCRIPTION OF PROPOSAL:	Minor material amendment. Variation to Condition 2 (plan numbers) of EPF/1808/13 (Demolition of an existing dwelling and garage, with the erection of an 8 bedroom family house, with undercroft garage and indoor leisure facilities -revised application) to permit increase in depth of wings to building and ground floor of main property, alterations to landscaping and removal of underground parking and design changes.
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=569730

CONDITIONS

- 1 The development hereby permitted must be begun not later than 1st October 2016.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: Location Plan, 01A, 02A, 03A, 04A, 05A, 06A,07A, 08A, 09A, 10A.
- 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 Prior to first occupation of the development hereby approved, the proposed window opening(s) in the east and west 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.
- 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 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.
- 7 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.
- 8 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.
- 9 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.
- 10 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.
- 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.

Report Item No: 6

APPLICATION No:	EPF/2484/14
SITE ADDRESS:	Albany Stud Epping New Road Buckhurst Hill Essex IG9 5UA
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	The Anderson Group
DESCRIPTION OF PROPOSAL:	Redevelopment of site by erection of a single family dwelling house and replacement of stables and stores in association with the established stud farm.
RECOMMENDED 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=569872

CONDITIONS

In resolving to grant permission, Members drew the Applicant's attention to the need to comply with restrictive covenants separately controlling development on the land.

- 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:
1306_0100 F, 1306_0101 D, 1306_0102 D, 1306_0103 D, 1306_0110 G, 306_0111 G, 1306_0112 G, 1306_0120 D, 1306_0121 D, 1306_0140 A, 306_0141 A, 1306_0142 A, 1306_0143 A, 1306_0210 A, 1306_0211 C, 306_0212 C, 1306_0213 C
- 3 The occupation of the dwelling hereby approved shall be limited to a person solely or mainly working, or last working or owning, the equestrian enterprise known as Albany Stud on the application site, or a widow or widower of such a person, and to any resident dependants.
- 4 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.

Reason:- To ensure a satisfactory appearance in the interests of visual amenity, in accordance with the guidance contained within the National Planning Policy Framework and policy DBE1 + DBE4 of the adopted Local Plan and Alterations.

- 5 Prior to the commencement of works, all the recommendations in section 5 of the ecological report submitted by D F Clark Bionomique ltd should be followed. This includes a bat and barn owl survey, a great crested newt habitat suitability index and biodiversity enhancements. Any further surveys or mitigation strategies recommended in these surveys should also be undertaken. The findings of these surveys shall be submitted to and approved in writing by the Council.
- 6 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.
- 7 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.
- 8 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.
- 9 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.
- 10 Prior to the commencement of works the developer shall provide details of the proposed floodlighting for the manège, namely the manufacturer's specification of the lighting to be used, the height and location of fixing, number of lights to be used, direction of lighting and amount/direction of overspill lighting. The details shall be approved in writing by the Local Planning Authority and the lighting shall be carried out in accordance with the approved details and maintained thereafter.
- 11 The floodlighting for the manège hereby approved shall be in use only until 21:00 daily unless otherwise agreed in writing by the Local Planning Authority.

- 12 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other Order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Class A-E of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 13 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.
- 14 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.
- 15 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]
- 16 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]

- 17 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]
- 18 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.
- 19 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.

Report Item No: 7

APPLICATION No:	EPF/2529/14
SITE ADDRESS:	Loughton Clinic 115 High Road Loughton Essex IG10 4JA
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Extension and change of use of building from former beauty studio to form two 2 bedroom dwellings with ancillary parking, cycle storage and landscaping/amenity space (amended scheme from EPF/2216/13).
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=570075

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: MDP.HRL/01, 20, 40B and 41A.
- 3 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: 8

APPLICATION No:	EPF/2558/14
SITE ADDRESS:	113-115 Grange Crescent Chigwell Essex IG7 5JD
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Minor material amendment to 14 flats previously permitted under EPF/0495/14 and EPF/0320/10. Amendments comprising changes to levels and provision of basement including pool, provision of light wells, rooflight to pool, provision of storm drain, bi-folding doors and changes to Block 'A' elevations.
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=570231

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos:
FBP-002 C
FBP-003 B
FBP-004 H
FBP-005 G
FBP-006 B
FBP-007 B
FBP-008 B
FBP-009 B
FBP-010 B
FBP-011 C
FBP-012 D
- 2 The development shall proceed in accordance with the details of materials submitted under application reference EPF/2471/14 unless otherwise agreed in writing by the Local Planning Authority.
- 3 The development shall proceed in accordance with landscaping details submitted under application reference EPF/1994/13, unless otherwise agreed in writing by the Local Planning Authority.

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, and in writing.

- 4 The development shall proceed in accordance with the Tree Protection details approved under application reference EPF/1769/13, unless otherwise agreed in writing by the Local Planning Authority.
- 5 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 6 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
- 7 The development shall proceed in accordance with Flood Risk details approved under application reference EPF/1769/13, unless otherwise agreed in writing by the Local Planning Authority.
- 8 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the 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.
- 9 The development shall proceed in accordance with surface water details submitted under application reference EPF/1994/13, unless otherwise agreed in writing by the Local Planning Authority.
- 10 The development shall proceed in accordance with turning circle details submitted under application reference EPF/1994/13, unless otherwise agreed in writing by the Local Planning Authority.
- 11 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.
- 12 Notwithstanding the detail shown on the approved plans, details of the parking layout proposed along Manor Road and at the side of the proposed access road shall proceed in accordance with the details approved under application EPF/1828/14 unless otherwise agreed in writing by the Local Planning Authority.
- 13 The proposed access onto Grange Crescent shall be laid out in accordance with the details shown on drawing no 09.07.1633. The vehicular access shall only be made available for use by emergency services vehicles and shall not be used by any other motorised vehicle.
- 14 The off-street parking areas shown on drawing nos. JGEF/10/02 and JGEF/10/10 shall be provided prior to the occupation of the development hereby approved and thereafter only be used for the parking of vehicles of the occupants, visitors and callers at the development.
- 15 Prior to first occupation of the building hereby approved the proposed window openings in the first and second floors of the west facing flank walls shall be fitted with obscured glass and have fixed frames up to a height of 1.7 metres above the finished floor level, and shall be permanently retained in that condition.

- 16 The basement communal areas serving as swimming pool and residents' lounge/media room shall be used solely by residents and their friends and family only with no external hire at any time whatsoever.
- 17 There shall be no amplified music from within the communal basement areas that is audible at the boundaries of the site.

Subject to the applicant entering into a Section 106 Legal Agreement for the developer contributing in respect of the following:

- 1. Financial education contribution of £23,913.00 (Calculated using April 2010 cost multiples and index linked from this date using PUBSEC index)**
- 2. The legal agreement to secure the applicant's right to access land in the ownership of London Underground (within red line application site) to allow continued vehicle and pedestrian access to the site.**
- 3. Financing alterations to the public highway in Manor Road involving a redesigned/ improved priority junction, works taking place in public highway including any area to become public highway, details of a junction protection scheme (Traffic Regulation Order), imposed visibility at the junction for all highway users including a suitable pedestrian crossing point.**
- 4. The provision of vouchers to the future occupiers of the proposed dwelling, providing free access to public transport services for an agreed period of time.**

Report Item No: 9

APPLICATION No:	EPF/2559/14
SITE ADDRESS:	90 High Road Loughton Essex IG10 4QU
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Demolition of rear part of the existing house and construction of two storey side and rear 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=570232

CONDITIONS

In resolving to grant consent Members made clear they expect the materials of the proposal to complement those of the original house in the interests of the visual amenity of the locality.

- 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: T/208 01 and T/208 02.
- 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.

Report Item No: 10

APPLICATION No:	EPF/2565/14
SITE ADDRESS:	4 Connaught Hill Loughton Essex IG10 4DU
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Single storey rear extension, loft conversion and hip to gable, new porch, garage conversion, rendering all house and replacement of all windows. Re-submission following withdrawn application and refused application EPF/2183/13.
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=570290

Members resolved to defer making a decision on the application until it can be verified that the submitted plans are accurate in relation to the site and since not all the plans submitted were presented for consideration.

Report Item No: 11

APPLICATION No:	EPF/2580/14
SITE ADDRESS:	St. Marys Church 203 High Road Loughton Essex IG10 1BB
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	The demolition of the two storey "Ignite Centre" and replacement with a single storey multi purpose community building to be known as the "Hope Centre" with a glazed link connection to the main church. Demolition of masonry under the width of the south facing window leaving the window and stone cill intact to enable the link connection.
DECISION:	Grant Permission (Subject to 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=570394

Members did not agree with Officers assessment, finding that the proposal would safeguard the setting of St Mary's Church, subject to compliance with suitable conditions.

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. The development shall be implemented in accordance with such approved details.
- 3 Development shall not commence until fine details of the glazed link between the proposed building and the church, together with details of associated works to the church, are submitted to the Local Planning Authority and approved in writing. The development shall be carried out in accordance with the 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 details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.

- 5 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: 12

APPLICATION No:	EPF/2602/14
SITE ADDRESS:	46 Stradbroke Drive Chigwell Essex IG7 5QZ
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Demolition of 46 Stradbroke Drive and the erection of a replacement house with associated external works.
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=570510

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:
14.125.01
14.125.11
14.125.12 revision B
14.125.13 revision A
14.125.14 revision A
14.125.15 revision B
14.125.16 revision A
Design & Access Statement
- 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 Prior to first occupation of the development hereby approved, the proposed window opening in the north-eastern flank elevation 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 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, 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.
- 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 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 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.
- 10 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.
- 11 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other Order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Classes A or B of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

- 12 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.
- 13 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed. The cleaning facilities shall be used to clean vehicles immediately before leaving the site.

Report Item No: 13

APPLICATION No:	EPF/2608/14
SITE ADDRESS:	Trevelyan House Arewater Green Loughton Essex IG10 2SP
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Demolition of three existing properties and associated buildings to be replaced with 10 no. new dwellinghouses, new access road, parking and landscaping.
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=570550

REASONS FOR REFUSAL

- 1 By reason of its scale and cramped layout the proposal would appear as an uncharacteristically dense form of development in the locality to the detriment of its character and appearance. Accordingly the proposal is contrary to Local Plan and Alterations policies CP2(iv), CP7 and DBE(i), which are consistent with the National Planning Policy Framework.
- 2 The proposal fails to adhere to the adopted Parking Standards 2009, providing significantly less off-street parking than required, The lack of parking provision would be likely to lead to an excessive demand for on-street parking to the detriment of the amenities of the occupants of the development and existing houses at Monkchester Close. Accordingly, the proposal is contrary to local Plan and Alterations Policies CP7 and ST6, which are consistent with the National Planning Policy Framework.

WAY FORWARD

Members found the principle of redevelopment acceptable but considered the proposal to be an overdevelopment of the site. They considered a way forward for the Applicant to be a much reduced scheme of 6 dwellings served by at least 12 parking spaces.

Report Item No: 14

APPLICATION No:	EPF/2688/14
SITE ADDRESS:	208 High Road Loughton Essex IG10 1ET
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Application for consent to display an externally illuminated fascia sign and double sided projection sign.
DECISION:	Grant Permission

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=571010

CONDITIONS

NONE