

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 6 February 2008
South

Place: Roding Valley High School, Brook Road, Loughton, Essex **Time:** 7.30 - 10.45 pm

Members Present: J Hart (Chairman), Mrs L Wagland (Vice-Chairman), K Angold-Stephens, D Bateman, K Chana, R Church, Mrs S Clapp, M Cohen, T Frankland, J Knapman, R Law, G Mohindra, Mrs C Pond, Mrs P Richardson, B Sandler, P Spencer, P Turpin and H Ulkun

Other Councillors:

Apologies: Mrs A Haigh and J Markham

Officers Present: N Richardson (Principal Planning Officer), B Land (Assistant Head of Planning and Economic Development), C Neilan (Conservation Officer), Z Folley (Democratic Services Assistant), S G Hill (Senior Democratic Services Officer), S Mitchell (PR Website Editor) and A Hendry (Democratic Services Officer)

62. 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. The Sub-Committee noted the Council's Protocol for Webcasting of Council and Other Meetings.

63. MINUTES

RESOLVED:

That the minutes of the last meeting held on 9 January 2008 be taken as read and signed by the Chairman as a correct record.

64. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor K Angold - Stephens declared personal interests in agenda items 6 (1) (EPF/2621/07 - 22 The Summit, Loughton), (2) (EPF/2630/07 - 12 Wellfields, Loughton), (3) (EPF/2212/07 - Church Hill Public Car Park adj Plume Of Feathers Church Hill), (4) (EPF/2510/07 - 1 and 1a Warren Hill Loughton), (11) (EPF/2100/07 - 4 Wellfields Loughton), (12) (EPF/2290/07 - Former Bank Of England Sports Ground, Langston Road, Loughton), (13) EPF/2436/07 - 15 Carroll Hill, Loughton) and (14) (EPF/2598/07 1 Connaught Avenue, Loughton) by virtue of being a Member of Loughton Town Council and Loughton Residents Association. The Councillor declared that his interests were not

prejudicial and indicated that he would stay in the meeting during the consideration and voting on the items;

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs C Pond declared personal interests in agenda items 6 (1) (EPF/2621/07 - 22 The Summit, Loughton), (3) (EPF/2212/07 - Church Hill Public Car Park adj Plume Of Feathers Church Hill), (4) (EPF/2510/07 - 1 and 1a Warren Hill Loughton), (11) (EPF/2100/07 - 4 Wellfields Loughton), (13) (EPF/2436/07 - 15 Carroll Hill, Loughton), (14) (EPF/2598/07 - 1 Connaught Avenue, Loughton), (15) (EPF/2689/07 - 11 Drayton Avenue, Loughton) by virtue of being a Member of Loughton Town Council and Loughton Residents Association. The Councillor declared that her interests were not prejudicial and indicated that she would stay in the meeting during the consideration and voting on the items;

(c) Pursuant to the Council's Code of Member Conduct, Councillor K Chana, B Sandler, J Knapman and Mrs L Wagland declared personal interests in agenda items 6 (5) (EPF/2405/07 - Garden Centre 212, Manor Road Chigwell), (6) (EPF/2430/07 Grange Farm High Road, Chigwell), (7) (EPF/2478/07 - Old Chigwellians Sports Club Roding Lane Chigwell), (8) (EPF/2507/07 - 169 - 171 Manor Road, Chigwell), (9) (EPF/2653/07 - 4 Orchard Way, Chigwell), (10) (EPF/2664/07 - Land adj. to 14 Ely Place, Chigwell) by virtue of being Members of Chigwell Parish Council. The Councillors declared that their interests were not prejudicial and indicated that they would stay in the meeting during the consideration and voting on the items;

(d) Pursuant to the Council's Code of Member Conduct, Councillor K Chana declared a personal interest in agenda item (8) (EPF/2507/07 - 169 - 171 Manor Road, Chigwell) by virtue of being a representative of the applicant for the case. The Councillor declared that his interests were prejudicial and indicated that he would leave the meeting during the consideration and voting on the item;

(e) Pursuant to the Council's Code of Member Conduct, Councillor M Cohen declared a personal interest in agenda item 7 (3) (EPF/2212/07 - Church Hill Public Car Park adj Plume Of Feathers Church Hill Loughton) by virtue of prior involvement in the case whilst acting as a Portfolio Holder. The Councillor declared that his interests were prejudicial and indicated that he would leave the meeting during the consideration and voting on the item;

(f) Pursuant to the Council's Code of Member Conduct, Councillor M Cohen declared a personal interest in agenda item 7 (14) (EPF/2598/07- 1 Connaught Avenue, Loughton) by virtue of living near to the location of the property in question. The Councillor declared that his interests were not prejudicial and indicated that he would stay in the meeting during the consideration and voting on the item;

(g) Pursuant to the Council's Code of Member Conduct, Councillor J Hart declared a personal interest in agenda item 7 (8) (EPF/2507/07 - 169 - 171 Manor Road, Chigwell) by virtue of his connections with Councillor K Chana who had declared a prejudicial interest in the case. The Councillor declared that his interests were not prejudicial and indicated that he would stay in the meeting during the consideration and voting on the item;

(h) Pursuant to the Council's Code of Member Conduct, Councillor J Hart declared a personal interest in agenda item 7 (14 - EPF/2598/07 1 Connaught Avenue, Loughton). The Councillor declared that his interests were not prejudicial and indicated that he would stay in the meeting during the consideration and voting on the item;

(i) Pursuant to the Council's Code of Member Conduct, Councillor P Spencer declared a personal interest in agenda item 7 (16 - EPF/2535/074 Broadfield Way Buckhurst Hill) and (17 - EPF/2674/079 The Rise, Buckhurst Hill) by virtue of being a member of Buckhurst Hill Parish Council . The Councillor declared that his interests were not prejudicial and indicated that he would stay in the meeting during the consideration and voting on the item;

65. ANY OTHER BUSINESS

No other business was reported for consideration at the meeting.

66. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 17 be determined as set out in the attached schedule to these minutes.

67. DELEGATED DECISIONS

The Sub-Committee noted that schedules of planning applications determined by the Head of Planning and Economic Development under delegated authority since the last meeting had been circulated and could be inspected at the Civic Offices.

CHAIRMAN

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Report Item No: 1

APPLICATION No:	EPF/2621/07
SITE ADDRESS:	22 The Summit Loughton Essex IG10 1SW
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	TPO/5/93 : Oak -Fell and replace.
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed, unless varied with the written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, dies or becomes seriously damaged or defective another tree 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.
- 2 The felling authorised by this consent shall be carried out only after the Local Planning Authority has received, in writing, 5 working days prior notice of such works.

Report Item No: 2

APPLICATION No:	EPF/2630/07
SITE ADDRESS:	12 Wellfields Loughton Essex IG10 1NX
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	TPO/14/83:Ash - Fell.
DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 Insufficient reasons have been provided to justify the removal of the tree, which contribute significantly to the visual amenity, which is contrary to policy LL9 of the Council's Adopted Local Plan and Alterations.

Report Item No: 3

APPLICATION No:	EPF/2212/07
SITE ADDRESS:	Church Hill Public Car Park adj Plume Of Feathers Church Hill Loughton Essex IG10 1QR
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Outline planning application for a residential development comprising 8 no. one bed flats and 2 no. two bed flats.
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 Application for the approval of details reserved by this permission must be made not later than the expiration of three years from the date of this notice. The development hereby permitted must be begun not later than the expiration of two years from the date of the final approval of the details reserved by this permission or, in the case of approval on different dates, the final approval of the last matter approved.
- 2 The development hereby permitted shall be carried out in accordance with detailed plans and particulars which shall have previously been submitted to and approved by the Local Planning Authority, showing the layout of proposed development including the provision of garaging/visitors' car parking spaces/vehicles loading or unloading, and turning areas, and the siting, design and external appearance of each of the buildings and the means of access thereto and landscaping.
- 3 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 4 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.
- 5 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.

- 6 Before the commencement of the development, or of any works on the site, and concurrently with the detailed design plans, a tree survey shall be submitted to the Local Planning Authority. The survey shall contain relevant details on all trees on or adjacent to the site, and with a stem diameter of 100mm or greater, to include the following:
- (a) Reference number, species, location, girth or stem diameter, and accurately planned crown spread.
 - (b) An assessment of condition, and value.
 - (c) Existing ground levels, including contours where appropriate, adjacent to trees, where nearby changes in level, or excavations, are proposed.
 - (d) Trees to be removed in conjunction with the proposed development shall be clearly marked as such on a plan.

- 7 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

- 8 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. 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.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

- 9 No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

If any tree shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub, or hedge shall be planted at the same place, and that tree, shrub, or hedge shall be of such size, specification, and species, and should be planted at such time as may be specified in writing by the Local Planning Authority.

If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree 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 Prior to the commencement of the development details of the proposed surface materials for any driveway and/or access roads shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
- 11 Prior to commencement of development, details of levels shall be submitted to and approved by the Local Planning Authority showing 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.
- 12 Prior to commencement of development, including demolition or site clearance works, a phased contaminated land investigation shall be undertaken to assess the presence of contaminants at the site in accordance with an agreed protocol as below. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance works adopted.

Prior to carrying out a phase 1 preliminary investigation, a protocol for the investigation shall be agreed in writing with the Local Planning Authority and the completed phase 1 investigation shall be submitted to the Local Planning Authority upon completion for approval.

Should a phase 2 main site investigation and risk assessment be necessary, a protocol for this investigation shall be submitted to and approved by the Local Planning Authority before commencing the study and the completed phase 2 investigation with remediation proposals shall be submitted to and approved by the Local Planning Authority prior to any remediation works being carried out.

Following remediation, a completion report and any necessary maintenance programme shall be submitted to the Local Planning Authority for approval prior to first occupation of the completed development.

- 13 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.
- 14 A scheme for protecting the proposed new dwellings from noise from traffic on Church Hill, the petrol filling station and the public house, shall be submitted to and agreed in writing by the Local Planning Authority. The scheme should ensure that bedrooms upon these façades meet the reasonable resting/sleeping conditions specified in British Standard BS8233: 1999 - Sound insulation and noise reduction for buildings - Code of practice. All works, which form part of the scheme, shall be completed before any of the proposed residential development is occupied.
- 15 No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.
- 16 Any gates shall not be erected until written agreement and approval has been obtained from the Local Planning Authority.
- 17 The access shall be laid to a gradient not exceeding 4% for the first 6 metres from the highway boundary and not exceeding 8% thereafter.
- 18 The principal access to serve the development shall be constructed as shown on the approved plan (to be agreed at Reserved Matter stage) prior to the commencement of any work upon any dwelling.
- 19 The proposed bellmouth junction with the existing highway, inclusive of cleared land necessary to provide the sight splays, shall be constructed and be available for use prior to the commencement of any other development including the delivery of materials.
- 20 Prior to the commencement of works, details of pedestrian access across the site shall be agreed in writing by the Local Planning Authority. These works will avoid any short term parking within the limits of the public highway.
- 21 The development hereby approved shall not take place until measures to enable transport/highway improvement necessitated by this development have been agreed in writing by the Local Planning Authority.
- 22 The development hereby approved shall not take place until measures to secure the provision of a minimum of 40% of the total number of units to be affordable housing are in place by means of a legal undertaking with the Local Planning Authority.
- 23 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.

Report Item No: 4

APPLICATION No:	EPF/2510/07
SITE ADDRESS:	1 and 1a Warren Hill Loughton Essex IG10 4RL
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Demolition of existing buildings and erection of five detached dwellings and all associated works. Removal of section 52 agreement. (Revised application)
DECISION:	Grant Permission (Subject to S106)

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 shall be carried out in accordance with plan Ref: EIK 100 as amended by the Local Planning Authority and the email dated 11/01/08 from Miranda Rogers of Stansgate Planning LLP unless otherwise agreed in writing with the Local Planning Authority.
- 3 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 4 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.
- 5 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
- 6 No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The Arboricultural Method Statement shall include a tree protection plan to show the areas designated for the protection of trees, shrubs and hedges, hereafter referred to as Protection Zones. Unless otherwise agreed, the Protection Zones will be fenced, in accordance with the British Standard Trees in Relation to Construction-Recommendations (BS.5837:2005) and no access will be permitted for any development operation.

The Arboricultural Method Statement shall include all other relevant details, such as changes of level, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences. It shall also include the control of potentially harmful operations, such as burning, the storage, handling and mixing of materials, and the movement of people or machinery across the site, where these are within 10m of any designated Protection Zone.

The fencing, or other protection which is part of the approved Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works have been completed and all equipment, machinery and surplus materials removed from the site.

The Arboricultural Method Statement shall indicate the specification and timetable of any tree works, which shall be in accordance with the British Standard Recommendations for Tree Works (BS.3998: 1989).

The Arboricultural Method Statement shall include a scheme for the inspection and supervision of the tree protection measures. The scheme shall be appropriate to the scale and duration of the works and may include details of personnel induction and awareness of arboricultural matters; identification of individual responsibilities and key personnel; a statement of delegated powers; frequency, dates and times of inspections and reporting, and procedures for dealing with variations and incidents. The scheme of inspection and supervision shall be administered by a suitable person, approved by the Local Planning Authority but instructed by the applicant.

- 7 No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

If any tree shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub, or hedge shall be planted at the same place, and that tree, shrub, or hedge shall be of such size, specification, and species, and should be planted at such time as may be specified in writing by the Local Planning Authority.

If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree 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 shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) have been submitted to an approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These 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 vehicle artefacts and structures, including signs and lighting and functional services above and below ground. 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 No development shall take place, including site clearance or other preparatory work, until all details relevant to the implementation of hard and soft landscape works and tree planting, hereafter called the Landscape Method Statement, have been submitted to the LPA, and the development shall not commence until the Landscape Method Statement has been approved by the LPA in writing. All landscape works shall be undertaken in accordance with the approved details, unless the LPA has given its prior written consent to any variation.

The Landscape Method Statement shall include as appropriate, protection of the planting areas, where appropriate by fencing, during construction; preparation of the whole planting environment, particularly to provide adequate drainage; and the provision which is to be made for weed control, plant handling and protection, watering, mulching, and the staking, tying and protection of trees. The Landscape Method Statement shall also normally include provision for maintenance for the period of establishment, including weeding, watering and formative pruning, and the removal of stakes and ties. Provision shall be made for replacement of any plant, including replacements, that are removed, are uprooted, or which die or fail to thrive, for a period of five years from their planting, in the first available season and at the same place, with an equivalent plant, unless the LPA has given its prior written consent to any variation.

10 All hard and soft landscape works shall be completed prior to the occupation or use of any part of the development, unless the LPA has given its prior written consent to a programme of implementation. The hard and soft landscape works, including tree planting, shall be carried out strictly in accordance with any approved timetable.

The Landscape Method Statement shall state the provision which is to be made for supervision of the full programme of works, including site preparation, planting, subsequent management and replacement of failed plants.

11 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.

- 12 A flood risk assessment 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 programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment.
- 13 Prior to occupancy of the site details indicating the provision of drainage shall be submitted to and approved in writing by the Local Planning Authority and these drainage details shall be implemented in accordance with these details and retained thereafter.
- 14 Prior to commencement of development, details of levels shall be submitted to and approved by the Local Planning Authority showing 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.
- 15 Prior to the commencement of the development details of the proposed surface materials for the vehicle access shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
- 16 Measures shall be undertaken to ensure that no surface water runoff drains onto the highway from the proposed access.
- 17 No gate shall be erected at the entrance to the development hereby approved without the written approval by the Local Planning Authority.
- 18 Prior to development taking place mitigation of the site shall be undertaken as proposed in the supporting documentation.

It is further recommended that: prior to permission being granted a satisfactory legal agreement under s106 of the Town and Country Planning Act 1990 be completed to secure the provision of 5 off-site affordable housing units and the sum of £25,000 for transportation improvements.

It is further recommended that: the section 52 agreement relating to the bungalow on this site be revoked by formal deed that will enable the entry to be removed from the Local Land Charge Register.

Report Item No: 5

APPLICATION No:	EPF/2405/07
SITE ADDRESS:	Garden Centre 212, Manor Road Chigwell Essex IG7 4JX
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Outline application for proposed development of 20 no. 2 bed flats, 4 no.3 bed flats and car parking.
DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 The proposed residential development would constitute inappropriate development within the Green Belt, contrary to policy GB2A of the Adopted Local Plan and Alterations.
- 2 The footprint and height of any building(s) arising from this outline application would, in order to accommodate the levels of development, be overly prominent and dominating additions within the street scene to the detriment of the character and appearance of the surrounding area, contrary to policies DBE1 and GB7A of the Adopted Local Plan and Alterations.
- 3 The applicant has failed to demonstrate that the loss of the site for employment purposes is justified in relation to the criteria set out in policy E4A of the Adopted Local Plan and Alterations.
- 4 The proposal would create a substandard access onto a classified road where the main function is that of carrying traffic freely and safely between centres of population. the proposed access provides inadequate driver to driver vision and inadequate junction stagger between new and existing junctions on Manor Road. The new junction would be detrimental to highway safety, contrary to Policy ST4 of the Adopted Local Plan and Alterations.

Report Item No: 6

APPLICATION No:	EPF/2430/07
SITE ADDRESS:	Grange Farm High Road Chigwell Essex IG7 6DP
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Reserved matters application for 32 dwellings, 2 gatehouse building, all estate roads, hard and soft landscaping and other associated works.
DECISION:	Approve the Details (subject to conditions)

CONDITIONS

- 1 Details of the types and colours of the external finishes of the dwellings shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of each dwelling, and the development shall be implemented in accordance with such approved details.
- 2 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the garages hereby approved shall be retained so that they are 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.
- 3 Prior to first occupation of any of the dwellings, details of the public art feature for the pocket park shall be submitted for approval by the Local Planning Authority and shall be completed in accordance with the approved detail within 6 months of the first occupation of the first dwelling.
- 4 Prior to commencement of the houses hereby approved on plots 16-21, a scheme of obscured glazing for the rear elevations of those houses shall be submitted for approval by the Local Planning Authority and shall be implemented prior to first occupation of these dwellings in accordance with those approved details.
- 5 Notwithstanding the landscaping details hereby approved, further screen planting/hedgerows shall be provided on the rear boundaries of plots 16-18 in accordance with details to be submitted for approval by the Local Planning Authority. The planting shall be carried out prior to first occupation of these dwellings and, if within a period of 5 years the planting is removed or dies, replacement planting of the same specification shall be carried out.

Report Item No: 7

APPLICATION No:	EPF/2478/07
SITE ADDRESS:	Old Chigwellians Sports Club Roding Lane Chigwell Essex IG7 6BE
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Outline application for redevelopment of three existing external tennis courts to create a four tennis court indoor enclosure with two additional external tennis courts.
DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 The proposal represents inappropriate development in the Metropolitan Green Belt which by definition is harmful to the objectives of including land in the Green Belt and is therefore at odds with Government advice in PPG2 and policy GB2A of the adopted Local Plan and Alterations. There are no very special circumstances that outweigh the harm in Green Belt terms.
- 2 No significant sequential test or approach has been undertaken by the applicant that would support the location of the facility, which is unsustainable in transport terms, and therefore it is contrary to policies CP3, TC2, ST1, ST2 and ST4 of the adopted Local Plan and Alterations.

Report Item No: 8

APPLICATION No:	EPF/2507/07
SITE ADDRESS:	169 - 171 Manor Road Chigwell Essex IG7 5QB
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Alterations, extension and conversion to provide five self contained flats. (Revised application)
DECISION:	Grant Permission (With 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 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 Notwithstanding the detail submitted with the application, prior to the commencement of development, a site layout plan detailing parking and refuse storage shall be submitted to the local planning authority for approval in writing. The approved details shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents (staff) and visitors vehicles.

Report Item No: 9

APPLICATION No:	EPF/2653/07
SITE ADDRESS:	4 Orchard Way Chigwell Essex IG7 6EE
PARISH:	Chigwell
WARD:	Chigwell Row
DESCRIPTION OF PROPOSAL:	First floor side and first floor rear extension and garage conversion.
DECISION:	Grant Permission (With 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 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.

Report Item No: 10

APPLICATION No:	EPF/2664/07
SITE ADDRESS:	Land adj. to 14 Ely Place Chigwell Essex IG8 8AG
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Erection of a new house. (Revised application)
DECISION:	Refuse Permission

REASONS FOR REFUSAL

- 1 The plans are not satisfactory in respect of site levels and height relative to this and the adjoining site. The proposal will therefore appear visually over dominant in the street scene and together with its height, would have a detrimental visual impact relative to neighbouring houses, contrary to policy DBE1 and DBE2 of the Adopted Local Plan and Alterations.
- 2 Due to inadequate off-street parking, the proposal would result in on-street parking, creating a cluttered and congested appearance in the street scene, contrary to Policy ST6 of the Adopted Local Plan and Alterations.

Report Item No: 11

APPLICATION No:	EPF/2100/07
SITE ADDRESS:	4 Wellfields Loughton Essex IG10 1NX
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Two storey side extension and first floor extension/loft extension.
DECISION:	Grant Permission (With 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 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 4 No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

If any tree shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub, or hedge shall be planted at the same place, and that tree, shrub, or hedge shall be of such size, specification, and species, and should be planted at such time as may be specified in writing by the Local Planning Authority.

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

- 5 Before commencement of the development, details of an obscure glazed balcony screen to the proposed first floor balcony extension adjacent no 52 Church Lane, shall be submitted and agreed in writing by the Local Planning Authority. The details as agreed shall be installed and built on site before first occupation of the extension hereby approved.

Report Item No: 12

APPLICATION No:	EPF/2290/07
SITE ADDRESS:	Former Bank Of England Sports Ground Langston Road Loughton Essex
PARISH:	Loughton
WARD:	Loughton Broadway
DESCRIPTION OF PROPOSAL:	Erection of 2 no. data centres, external plant compound, car parking and landscaping.
DECISION:	Grant Permission (With 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 development hereby approved shall commence until measures for the provision of a contribution for enhancements to the Broadway Town Centre proportionate to this development and associated within, are secured.
- 3 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 4 No development shall commence until details of the surface water drainage works have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.
- 5 No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

If any tree shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub, or hedge shall be planted at the same place, and that tree, shrub, or hedge shall be of such size, specification, and species, and should be planted at such time as may be specified in writing by the Local Planning Authority.

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

- 6 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

- 7 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. 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.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

- 8 Prior to commencement of development, including demolition or site clearance works, a phased contaminated land investigation shall be undertaken to assess the presence of contaminants at the site in accordance with an agreed protocol as below. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance works adopted.

Prior to carrying out a phase 1 preliminary investigation, a protocol for the investigation shall be agreed in writing with the Local Planning Authority and the completed phase 1 investigation shall be submitted to the Local Planning Authority upon completion for approval.

Should a phase 2 main site investigation and risk assessment be necessary, a protocol for this investigation shall be submitted to and approved by the Local Planning Authority before commencing the study and the completed phase 2 investigation with remediation proposals shall be submitted to and approved by the Local Planning Authority prior to any remediation works being carried out.

Following remediation, a completion report and any necessary maintenance programme shall be submitted to the Local Planning Authority for approval prior to first occupation of the completed development.

- 9 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
- 10 The use hereby approved shall not be commenced until details of a Green Travel Plan containing a travel to work car use and car parking arrangement strategy of the development as a whole has been submitted to and approved in writing by the Local Planning Authority. The Plan shall comprise details to reduce car dependence and vehicle emissions and to establish and encourage the use of alternative transport modes of journeys to and from work and during working hours, including how to deter visitors arriving and departing by motor car. Details of the proposals shall include measures to secure increases in car sharing, public transport use, cycling and walking, proposals for car parking restrictions and controls and details of on-site facilities to promote alternative modes of travel to the site. The plan shall contain relevant surveys, publicity and marketing; review and monitoring mechanisms shall identify targets, timescales and phasing programmes and on-site management responsibilities. The plan shall be implemented as approved and be subject to annual review for the first 5 years. This shall be carried out in conjunction with the Local Planning Authority.

Report Item No: 13

APPLICATION No:	EPF/2436/07
SITE ADDRESS:	15 Carroll Hill Loughton Essex IG10 1NL
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Demolition of existing dwelling and the erection of a new dwelling. (Revised application)
DECISION:	Grant Permission (With 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 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Prior to first occupation of the building hereby approved the proposed window openings in all flank walls shall be fitted with obscured glass and have fixed frames up to a height of 1.7m as measured from the internal floor level, and shall be permanently retained in that condition, thereafter.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 5 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting that Order) no enclosure or balcony shall be formed at any time on any part of the roof of the rear ground floor development hereby approved without the prior written approval of the Local Planning Authority.
- 6 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.

- 7 No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

If any tree shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub, or hedge shall be planted at the same place, and that tree, shrub, or hedge shall be of such size, specification, and species, and should be planted at such time as may be specified in writing by the Local Planning Authority.

If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree 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 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

- 9 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. 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.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant

protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

- 10 Prior to commencement of development, details of levels shall be submitted to and approved by the Local Planning Authority showing 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.
- 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 Prior to the commencement of the development details of the proposed surface materials for the front garden and driveway. shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.

Report Item No: 14

APPLICATION No:	EPF/2598/07
SITE ADDRESS:	1 Connaught Avenue Loughton Essex IG10 4DP
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Single storey side and rear extension.
DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 The proposal would result in increased commercial activity at the site, resulting in loss of amenity to the occupiers of adjoining residential properties, contrary to policies DBE2 and DBE9 of the Adopted Local Plan and Alterations.
- 2 Parking provision is insufficient at the site and, given its position, the proposal will result in increased traffic movement to and at the site, to the detriment of highway safety. No Travel Plan was submitted with the application and future users have no encouragement to use more sustainable travel choices. the proposal will therefore be contrary to policies ST4 and ST6 of the Adopted Local Plan and Alterations.
- 3 The proposal will unbalance the appearance of this locally listed building to the detriment of the overall design of this building and the appearance of the street scene, contrary to policy DBE1 of the Adopted Local Plan and Alterations.

Report Item No: 15

APPLICATION No:	EPF/2689/07
SITE ADDRESS:	11 Drayton Avenue Loughton Essex IG10 3DF
PARISH:	Loughton
WARD:	Loughton Roding
DESCRIPTION OF PROPOSAL:	Erection of a first floor rear extension and a new attached dwelling to side garden (revised application).
DECISION:	Grant Permission (With 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 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 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 Part 1, Class A shall be undertaken without the prior written permission of the Local Planning Authority.
- 4 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors vehicles.
- 5 The finished floor levels of the new dwelling hereby approved shall be set a minimum of 17.7m Above Ordnance Datum, unless otherwise agreed in writing by the Local Planning Authority.

Add Informative:

The applicant/developer shall liaise with Thames Water to ensure that drainage works and arrangements for the disposal of sewage do not unduly affect neighbouring residential properties.

Report Item No: 16

APPLICATION No:	EPF/2535/07
SITE ADDRESS:	4 Broadfield Way Buckhurst Hill Essex IG9 5AG
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Two storey side & single storey rear extension, change of existing garage to dining room with replacement of garage door by window to match existing elsewhere. (Revised application)
DECISION:	Refuse Permission

REASONS FOR REFUSAL

- 1 The proposal would have an overbearing impact as viewed from no 2. Broadfield Way and result in excessive loss of light to a kitchen window of this property, detrimental to the occupants of this property, contrary to policy DBE9 of the Adopted Local Plan and Alterations.

Report Item No: 17

APPLICATION No:	EPF/2674/07
SITE ADDRESS:	9 The Rise Buckhurst Hill Essex IG9 6AG
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Two storey side and single storey rear extensions, rear dormer window in connection with a loft conversion. (Revised application)
DECISION:	Grant Permission (With 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 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.