



# **Epping Forest District Council**

## **AREA PLANNING SUBCOMMITTEE SOUTH Wednesday, 5th March, 2008**

**Place:** Roding Valley High School, Brook Road, Loughton, Essex

**Room:** Dining Hall

**Time:** 7.30 pm

**Democratic Services Officer:** Zoe Folley - Research and Democratic Services  
Email: zfolley@eppingforestdc.gov.uk Tel: 01992 564532

### **Members:**

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

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**A PLAN SHOWING THE LOCATION OF RODING VALLEY HIGH SCHOOL IS ATTACHED TO THIS AGENDA. A BRIEFING WILL BE HELD FOR THE CHAIRMAN, VICE-CHAIRMAN AND GROUP SPOKESPERSONS OF THE SUB-COMMITTEE, AT 6.30 P.M. PRIOR TO THE MEETING**

**1. ADVICE TO PUBLIC AND SPEAKERS AT COUNCIL PLANNING SUBCOMMITTEES (Pages 5 - 8)**

General advice to people attending the meeting is attached together with a plan showing the location of the meeting.

**2. MINUTES (Pages 9 - 40)**

To confirm the minutes of the last meeting of the Sub-Committee.

**3. APOLOGIES FOR ABSENCE**

**4. DECLARATIONS OF INTEREST**

(Assistant to the Chief Executive) To declare interests in any item on this agenda.

**5. ANY OTHER BUSINESS**

Section 100B(4)(b) of the Local Government Act 1972, together with paragraphs 6 and 25 of the Council Procedure Rules contained in the Constitution requires that the permission of the Chairman be obtained, after prior notice to the Chief Executive, before urgent business not specified in the agenda (including a supplementary agenda of which the statutory period of notice has been given) may be transacted.

In accordance with Operational Standing Order 6 (non-executive bodies), any item raised by a non-member shall require the support of a member of the Committee concerned and the Chairman of that Committee. Two weeks' notice of non-urgent items is required.

**6. DEVELOPMENT CONTROL (Pages 41 - 58)**

(Director of Planning and Economic Development) To consider planning applications as set out in the attached schedule

**Background Papers:** (i) Applications for determination – applications listed on the schedule, letters of representation received regarding the applications which are summarised on the schedule. (ii) Enforcement of Planning Control – the reports of officers inspecting the properties listed on the schedule in respect of which consideration is to be given to the enforcement of planning control.

**7. DELEGATED DECISIONS**

(Director of Planning and Economic Development) Schedules of planning applications determined by the Head of Planning and Economic Development under delegated powers since the last meeting of a Plans Subcommittee may be inspected in the Members Room or at the Planning and Economic Development Information Desk at the Civic Offices, Epping.

**8. EXCLUSION OF PUBLIC AND PRESS**

**Exclusion:** To consider whether, under Section 100(A)(4) of the Local Government Act 1972, the public and press should be excluded from the meeting for the items of business set out below on grounds that they will involve the likely disclosure of exempt information as defined in the following paragraph(s) of Part 1 of Schedule 12A of the Act (as amended) or are confidential under Section 100(A)(2):

<b>Agenda Item No</b>	<b>Subject</b>	<b>Exempt Paragraph Number</b>	<b>Information</b>
Nil	Nil	Nil	

The Local Government (Access to Information) (Variation) Order 2006, which came into effect on 1 March 2006, requires the Council to consider whether maintaining the exemption listed above outweighs the potential public interest in disclosing the

information. Any member who considers that this test should be applied to any currently exempted matter on this agenda should contact the proper officer at least 24 hours prior to the meeting.

**Confidential Items Commencement:** Paragraph 9 of the Council Procedure Rules contained in the Constitution require:

- (1) All business of the Council requiring to be transacted in the presence of the press and public to be completed by 10.00 p.m. at the latest.
- (2) At the time appointed under (1) above, the Chairman shall permit the completion of debate on any item still under consideration, and at his or her discretion, any other remaining business whereupon the Council shall proceed to exclude the public and press.
- (3) Any public business remaining to be dealt with shall be deferred until after the completion of the private part of the meeting, including items submitted for report rather than decision.

**Background Papers:** Paragraph 8 of the Access to Information Procedure Rules of the Constitution define background papers as being documents relating to the subject matter of the report which in the Proper Officer's opinion:

- (a) disclose any facts or matters on which the report or an important part of the report is based; and
- (b) have been relied on to a material extent in preparing the report and does not include published works or those which disclose exempt or confidential information (as defined in Rule 10) and in respect of executive reports, the advice of any political advisor.

Inspection of background papers may be arranged by contacting the officer responsible for the item.

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## **Advice to Public and Speakers at Council Planning Subcommittees**

### **Are the meetings open to the public?**

Yes all our meetings are open for you to attend. Only in special circumstances are the public excluded.

### **When and where is the meeting?**

Details of the location, date and time of the meeting are shown at the top of the front page of the agenda along with the details of the contact officer and members of the Subcommittee. A map showing the venue will is attached to the agenda.

### **Can I speak?**

If you wish to speak **you must register with Democratic Services by 4.00 p.m. on the day before the meeting**. Ring the number shown on the top of the front page of the agenda. Speaking to a Planning Officer will not register you to speak, you must register with Democratic Service. Speakers are not permitted on Planning Enforcement or legal issues.

### **Who can speak?**

Three classes of speakers are allowed: One objector (maybe on behalf of a group), the local Parish or Town Council and the Applicant or his/her agent.

### **What can I say?**

You will be allowed to have your say about the application but you must bear in mind that you are limited to three minutes and if you are not present by the time your item is considered, the Subcommittee will determine the application in your absence.

### **Can I give the Councillors more information about my application or my objection?**

**Yes you can but it must not be presented at the meeting.** If you wish to send further information to Councillors, their contact details can be obtained through Democratic Services or our website [www.eppingforestdc.gov.uk](http://www.eppingforestdc.gov.uk). Any information sent to Councillors should be copied to the Planning Officer dealing with your application.

### **How are the applications considered?**

The Subcommittee will consider applications in the agenda order. On each case they will listen to an outline of the application by the Planning Officer. They will then hear any speakers presentations. The order of speaking will be (1) Objector, (2) Parish/Town Council, then (3) Applicant or his/her agent. The Subcommittee will then debate the application and vote on either the recommendations of officers in the agenda or a proposal made by the Subcommittee. Should the Subcommittee propose to follow a course of action different to officer recommendation, they are required to give their reasons for doing so.

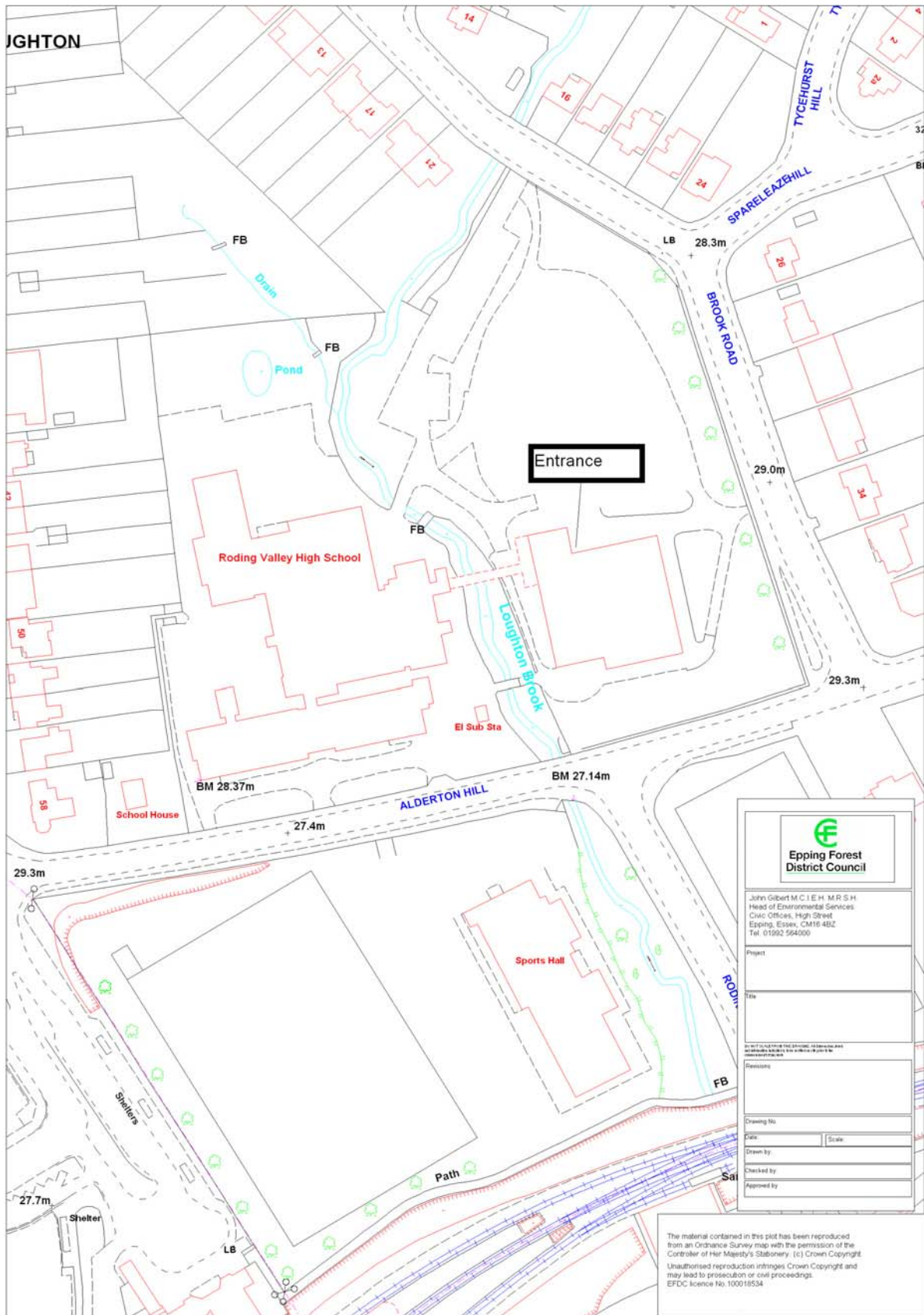
The Subcommittee cannot grant any application, which is contrary to Local or Structure Plan Policy. In this case the application would stand referred to the next meeting of the District Development Control Committee.

### **Further Information?**

Can be obtained through Democratic Services or our leaflet 'Your Choice, Your Voice'

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# Area Plans Subcommittee A – Location Plan



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## EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

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

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### 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**

<b>APPLICATION No:</b>	EPF/2621/07
<b>SITE ADDRESS:</b>	22 The Summit Loughton Essex IG10 1SW
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Johns
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/5/93 : Oak -Fell and replace.
<b>DECISION:</b>	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**

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

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

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

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

<b>APPLICATION No:</b>	EPF/2430/07
<b>SITE ADDRESS:</b>	Grange Farm High Road Chigwell Essex IG7 6DP
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>DESCRIPTION OF PROPOSAL:</b>	Reserved matters application for 32 dwellings, 2 gatehouse building, all estate roads, hard and soft landscaping and other associated works.
<b>DECISION:</b>	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**

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

<b>APPLICATION No:</b>	EPF/2507/07
<b>SITE ADDRESS:</b>	169 - 171 Manor Road Chigwell Essex IG7 5QB
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>DESCRIPTION OF PROPOSAL:</b>	Alterations, extension and conversion to provide five self contained flats. (Revised application)
<b>DECISION:</b>	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**

<b>APPLICATION No:</b>	EPF/2653/07
<b>SITE ADDRESS:</b>	4 Orchard Way Chigwell Essex IG7 6EE
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Row
<b>DESCRIPTION OF PROPOSAL:</b>	First floor side and first floor rear extension and garage conversion.
<b>DECISION:</b>	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**

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

<b>APPLICATION No:</b>	EPF/2100/07
<b>SITE ADDRESS:</b>	4 Wellfields Loughton Essex IG10 1NX
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey side extension and first floor extension/loft extension.
<b>DECISION:</b>	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**

<b>APPLICATION No:</b>	EPF/2290/07
<b>SITE ADDRESS:</b>	Former Bank Of England Sports Ground Langston Road Loughton Essex
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Broadway
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of 2 no. data centres, external plant compound, car parking and landscaping.
<b>DECISION:</b>	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**

<b>APPLICATION No:</b>	EPF/2436/07
<b>SITE ADDRESS:</b>	15 Carroll Hill Loughton Essex IG10 1NL
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing dwelling and the erection of a new dwelling. (Revised application)
<b>DECISION:</b>	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**

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

<b>APPLICATION No:</b>	EPF/2689/07
<b>SITE ADDRESS:</b>	11 Drayton Avenue Loughton Essex IG10 3DF
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Roding
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of a first floor rear extension and a new attached dwelling to side garden (revised application).
<b>DECISION:</b>	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**

<b>APPLICATION No:</b>	EPF/2535/07
<b>SITE ADDRESS:</b>	4 Broadfield Way Buckhurst Hill Essex IG9 5AG
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	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)
<b>DECISION:</b>	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**

<b>APPLICATION No:</b>	EPF/2674/07
<b>SITE ADDRESS:</b>	9 The Rise Buckhurst Hill Essex IG9 6AG
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill East
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey side and single storey rear extensions, rear dormer window in connection with a loft conversion. (Revised application)
<b>DECISION:</b>	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.



## AREA PLANS SUB-COMMITTEE 'SOUTH'

5 March 2008

### INDEX OF PLANNING APPLICATIONS/ENFORCEMENT CASES

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**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/2640/07
<b>SITE ADDRESS:</b>	9 - 11 High Beech Road Loughton Essex IG10 4BN
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>APPLICANT:</b>	Littlecroft Properties Ltd
<b>DESCRIPTION OF PROPOSAL:</b>	Ground and first floor extensions to sides, first floor infill extension to rear, new roof and front elevation remodelling.
<b>RECOMMENDED DECISION:</b>	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 the first and second floor side elevations shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 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 development hereby permitted without the prior written approval of the Local Planning Authority.
- 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 any works on site, details of the landscaping of the site, including retention of trees and other natural features, shall be submitted in writing for the approval of the Local Planning Authority, and shall be carried out as approved.

- 7 Prior to the commencement of the development, details illustrating the provision of secure covered bicycle and motorbike parking shall be submitted to and approved in writing by the Local Planning Authority (LPA). The parking shall be implemented in accordance with these agreed details and shall be provided prior to the first use of the offices and maintained on site thereafter unless the LPA gives its written consent to any variation.
- 8 Provision shall be made for shower and changing facilities prior to first use of the premises hereby approved, the details of which shall have been previously submitted for approval in writing by the Local Planning Authority (LPA). The shower and changing facilities shall be implemented in accordance with these details and retained in situ thereafter unless otherwise agreed in writing by the LPA.
- 9 Measures shall be taken to ensure that no surface water shall drain onto the highway.
- 10 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 (staff) and visitors vehicles.
- 11 Prior to the commencement of the development, the method of construction of the foundations shall be submitted to and agreed in writing by the Local Planning Authority (LPA) The foundations shall be constructed in accordance with these approved details unless the LPA gives its written consent to any variation.
- 12 The rating level of noise (as defined by BS4142:1997) emitted from any plant room and any air conditioning units shall not exceed 5db(A) above the prevailing background noise level. The measurement position and assessment shall be made according to BS4142:1997.
- 13 Prior to the commencement of the development, a scheme that provides storage of refuse waste shall be submitted to and approved in writing by the Local Planning Authority (LPA). The scheme shall be carried out in accordance with these approved details prior to the occupation of the offices and shall be retained thereafter at all times unless otherwise agreed in writing by the LPA.
- 14 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.

*This application is before this Committee for the following reasons:*

- *This application is before this Committee since it is an application for commercial development and the recommendation differs from more than one expression of objection (Pursuant to Section P4, Schedule A (f) of the Council's Delegated Functions).*
- *This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).*

### **Description of Proposal:**

This application seeks planning permission for extensions to the existing office building. The resultant building would be attached to the two buildings either side of it. The sides of the building would remain slightly subservient, on the basis that they would be set back slightly from the front elevation and as a result would have a lower ridge height. Additional office space would be provided within the roof space of the dwelling, although this area would not be extended and the only physical alteration would be the insertion of roof lights. A single storey projection at the rear of the property housing the boiler room would be removed and a first floor extension would be added between the existing projection in the rear elevation.

6 car parking spaces are proposed to the rear of the site (accessed from Smarts Lane) which would replace the existing parking area.

### **Description of Site:**

The application site comprises a two storey building located on the eastern side of High Beech Road. The surrounding area is predominantly residential, however the building immediately to the north of the site is a three storey office block, which has a Mansard roof. The site itself has a 1960s façade, and the building is linked to those either side by flat roofed 'additions'. The addition on the southern side of the building has a void at ground floor level, allowing access to the entrance in the side of the building. The road comprises a mixture of building styles, with two storey houses predominant. Three storey townhouses are directly opposite the site. To the rear of the site, and No. 13 – 18 is a car parking area, that is accessed via a driveway off of Smarts Lane.

Within the vicinity of the site there are two public car parks; Smarts Lane and High Beech Lane. At the time of the site visit there were no free parking spaces in the Smarts Lane Car Park and the High Beech Lane Car Park was almost full. Both Smarts Lane and High Beech Road have single yellow lines along one side which are in force from 0930-1830. The other sides of both roads were fully parked.

There is a mature street tree to the front of the site.

### **Relevant History:**

CHIG/125/54 – Alterations to form offices. Granted permission on 16/6/1954.  
CHIG/125A/54 – Alterations to form offices. Granted permission on 20/3/1957.  
CHIG/27/63 – Erection of addition to offices. Granted permission on 20/2/1963.  
CHIG/267/66 – Erection of addition to offices. Granted permission on 20/10/1966.  
EPF/1558/06 - Demolition of existing office and erection of three storey office. Refused permission on 07/12/2006 (appeal subsequently withdrawn).

### **Policies Applied:**

#### Adopted Local Plan and Alterations

CP3 – New development  
CP6 – Achieving sustainable urban development patterns  
CP9 – Sustainable transport  
E4A – Protection of employment sites  
DBE1 – Design of new buildings  
DBE2 – Effect of new buildings on surrounding area  
DBE9 – Amenity considerations  
ST4 – Highway safety  
ST6 – Vehicle parking

## **Issues and Considerations:**

The main issues to be considered in this application are:

1. The impact of the proposed dwelling on the occupiers of neighbouring dwellings;
2. The impact of the proposed development on the character and appearance of the area;  
and
3. The impact of the proposed development on highways and parking.

### *1. Impact on neighbours*

Concern has been raised by the occupiers of properties opposite the site that the proposed development would give rise to a material loss of privacy. However, these properties are separated from the site by the street and it is not considered that the relationship between the buildings would be worse than others within the vicinity.

It is considered that properties in Smarts Lane, to the rear of the application site, would be more affected. 16 and 16a are directly behind the site, located a distance of between approximately 8.5 and 14 metres away. Accordingly, the view from these properties (which appear to be relatively recent additions to the street) is presently limited. The upper floor of the application building is set back a further 3.5 metres from these properties. The main alteration which would affect these properties would be the infilling of the first floor rear, resulting in an almost continuous frontage and the insertion of roof lights. The roof lights would be approximately 1.5 metres above floor level. Due to their height and restricted view that would arise from the angle at which the roof lights would be set, it is not considered that any overlooking would be greater than that which presently exists from the first floor windows. There may be an increase in residents perception of being overlooked, but having regard to the number of windows presently in the rear elevation it is not considered that this would be so harmful as to justify the refusal of planning permission. Residents in Smarts Lane have also raised objections on the basis of loss of light. As the application site is located to the west of these residential properties, it is considered likely that there would be some loss of later afternoon/evening sun caused by the addition of pitched roofs to the flat roofed sections of the building. However, this would not be significant given the widths of these sections of the building and due to the heights of existing buildings either side. Furthermore, it is not considered that the additions are substantial enough to cause a material loss of daylight. Due to the 'infill' nature of the extensions proposed, it is not considered that there would be any material reduction in outlook.

The neighbouring property, 7 High Beech Lane is also residential and is within the applicant's ownership. This property has an area of garden to the rear and a second area of garden to the side, which is afforded some privacy by boundary planting. As the bulk of the extension to the side of the application building would infill the existing void, this would not impact upon the garden area of no. 7. However, the single storey addition to the rear of the building would extend along the remainder of the rear garden of this property. However, this would have a limited additional impact on this property, due to the present impact of the existing building.

### *2. Character and Appearance*

It is considered that the proposed alterations would improve the appearance of the building and would, therefore, have a positive impact on the visual amenities of the area. The addition of the pitched roofs and the addition of the bays in the front elevation would enhance what is presently a fairly dated and bland elevation.

### 3. Highways and Parking

The application proposes six car parking spaces to the rear of the site. These are not additional parking spaces, the existing, rather informal, layout would be revised.

Parking issues were not stated as a reason for refusal for the previous application on this site. Concern has been raised about the additional parking that would be generated as a result of this development. Whilst this is acknowledged and understood, the site is located in a highly accessible location, and is well served by public transport. Parking standards no longer require minimum provision of parking spaces for new developments, but set maximum levels to reduce reliance on the private car and encourage more sustainable means of transport. In this instance, the maximum standard for the total development would be 16 spaces.

This development proposes secure bicycle and motorcycle parking, and the applicant has stated that showering and changing facilities will be provided for staff who opt to walk or cycle to work. Additionally, the applicant advises that a Travel Plan notice board will be provided in a prominent location, this will be used to display public transport timetables and advertise car sharing opportunities. It is not considered that the proposed development would attract large numbers of additional people to the site and accordingly, a Travel Plan is not required by Policy ST5 of the local plan. Notwithstanding this, it is considered that the initiatives that are put forward voluntarily by the applicant, together with the location of the building means that the development complies with the principles of sustainable development. For these reasons, it is considered that the provision of parking below the maximum standard is justified.

### **Conclusion**

The level of objection to this development and the comments made have been fully considered. However, in light of the above appraisal, it is considered that the proposed development would not be detrimental to the occupiers of neighbouring residential properties and would improve the appearance of the building within the street scene. Furthermore, it is considered that the proposed level of car parking is justified. Accordingly, it is recommended that planning permission be granted.

### **SUMMARY OF REPRESENTATIONS**

LOUGHTON TOWN COUNCIL. Objection. The Committee objected to this application which is contrary to Policy DBE9 (ii) of EFDC's adopted Local Plan and Alterations due to overlooking at the rear, intensification of parking and road safety problems in an already dangerous street.

10 SMARTS LANE. Objection. The application constitutes an overdevelopment of the existing site and is not in keeping with the 'village feel' of the surrounding area. It will be visually intrusive to the local area. This proposal will result in an invasion of privacy, both in terms of overshadowing and being overseen by office workers. There will be light pollution in twilight hours. Problems with both construction and commuter traffic.

14 SMARTS LANE. Objection. These plans are worse than the original proposals, they will bring the building even nearer to my property. The light will be worse and my conservatory will have no privacy. We have enough trouble with parking as it is.

14a SMARTS LANE. Objection. Will take away privacy and daylight. Will bring more pollution and noise to us.

16a SMARTS LANE. Objection. Will take away privacy and daylight. Will bring more pollution and noise to us.

18 SMARTS LANE. Objection. This would result in an excessive and intrusive level of overlooking to residents in Smarts Lane. It would be an overdevelopment of the site in terms of scale and bulk. The design is not in keeping with the existing environment and would be visually intrusive to the street scene. The development would intensify the parking situation.

20 SMARTS LANE. Objection. Will have a detrimental effect on houses in Smarts Lane and as there is no extra space for staff car parking it will add to parking problems in Smarts Lane.

24a HIGH BEECH ROAD. Objection. The extension will cause mess, noise and inconvenience. Parking will worsen. The top floor will look directly into my bedroom invading my privacy. There is no need for more office space in a residential road. The rear of the building would infringe on properties in Smarts Lane.

26 HIGH BEECH ROAD. Objection. More offices would worsen existing parking problems. The top floor faces directly into my lounge. The construction process will be noisy.

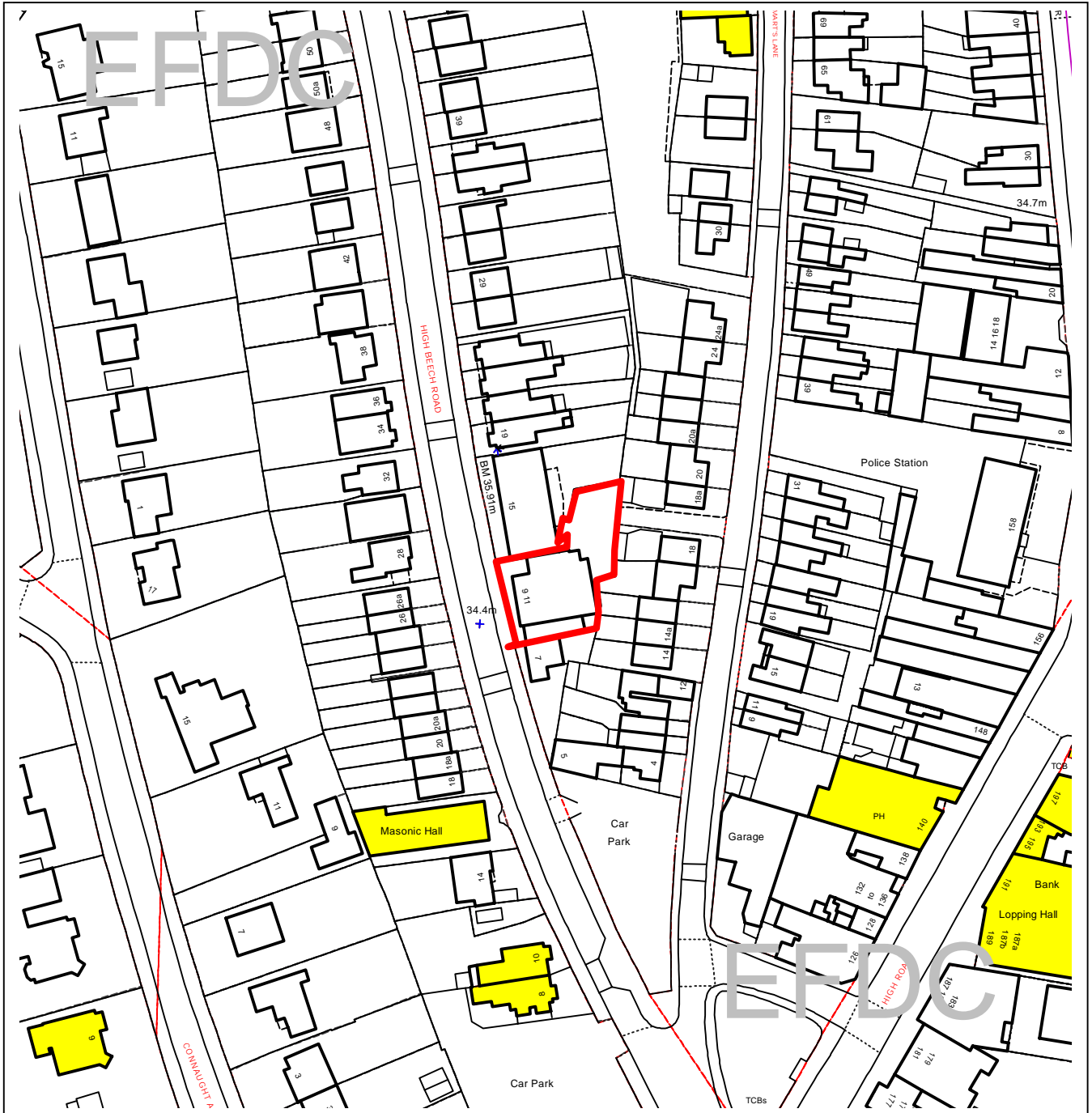
LOUGHTON RESIDENTS ASSOCIATION – PLANS GROUP. Objection. The previous application was turned down because it was too big and because it overlooked the houses in Smarts Lane too much. The same objections apply to the new application, which effectively “fills in” the space either side of the current building. The resulting increased usage of the building would significantly adversely affect the local traffic and parking.





# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	<b>1</b>
Application Number:	EPF/2640/07
Site Name:	9 - 11 High Beech Road, Loughton, IG10 4BN
Scale of Plot:	1/1250

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0092/08
<b>SITE ADDRESS:</b>	7 The Avenue Loughton Essex IG10 4PT
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>APPLICANT:</b>	Mr P Chipperfield
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey side extension to form 'granny' annexe. (Revised application)
<b>RECOMMENDED DECISION:</b>	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 Prior to first occupation of the building hereby approved the proposed window openings in the first floor flank wall shall be fitted with obscured glass and have fixed frames, with top opening night vents only, and shall be permanently retained in that condition.
- 3 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 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 development hereby permitted without the prior written approval of the Local Planning Authority.
- 5 The proposed extension shall only be used as ancillary accommodation for the existing dwellinghouse and shall not be occupied as a unit separately from the dwelling known as 7 The Avenue, Loughton.
- 6 Prior to occupation of the development hereby approved the new doorways shown on plan Ref: C.T.A. 001 REV. 1 shall be formed and retained, and shall not be permanently fixed shut, unless otherwise agreed in writing with the Local Planning Authority.

*This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).*

**Description of Proposal:**

Revised application for a two storey side extension to form a 'granny' annexe. The proposed extension would be 3.25m wide and 9.9m deep with a set back front first floor and set down ridged roof to a maximum height of 9m. The 'granny' annexe would have a separate side entrance and its own kitchen, sitting room, toilet, and shower room. There would be a link between the proposed annexe sitting room and the existing dining room and between the proposed new bedroom and the existing master bedroom.

**Description of Site:**

Two storey semi-detached dwelling located on the western side of The Avenue, Loughton. There is an existing single storey attached garage and utility room, which would be removed as part of this application.

**Relevant History:**

EPF/2359/07 – Two storey side extension to form 'granny' annexe – refused 04/01/08

**Policies Applied:**

DBE1 – Buildings in Context  
DBE2 and DBE9 – Amenity Considerations  
DBE10 – Residential Extensions

**Issues and Considerations:**

The main issues here relate to the appropriateness of this development, the potential impact on the neighbouring properties and with regards to the design.

The previous application was refused on the following grounds:

*The proposed side extension would result in the creation of a separate attached dwelling which, due to its size and location, would be detrimental to the character and appearance of the surrounding area contrary to policy DBE1 of the adopted Local Plan and Alterations.*

*The proposed attached dwelling, due to its small scale and subordinate design, would be out of character with the existing properties in The Avenue and would therefore be detrimental to the visual amenities of the neighbouring properties contrary to policies DBE2 and DBE9 of the adopted Local Plan and Alterations.*

The revised application has added doors between both the ground and first floor of the annexe and the main dwelling. Subject to a condition requiring the doors to be installed and retained, and one restricting the use of the annexe as ancillary to the main dwelling, these alterations would overcome the previous concerns of the development being used as a separate dwelling. Although there is a side door proposed as a separate access to the annexe it is not uncommon for a side door to be added to new extensions and it would be unreasonable to restrict the access to the annexe through the main dwelling, particularly as the person may wish access to the garden.

The proposed annexe would be replacing an existing single storey side addition. It would be set back from the side boundary by 1m and would have a set down roof to the main dwelling. The only flank window proposed serves a landing and can be obscure glazed, and would be almost directly

opposite two side-landing windows in No. 9 The Avenue. Due to this the proposed addition would not result in a detrimental loss of light or privacy to the neighbour and the proposal would comply with Local Plan policies DBE2 and DBE9.

The proposed annexe would have a lower ridge height than the main roof and would be set back from the front of the property, which would result in a subordinate appearance. It would be designed to match the original dwelling and would maintain a 1m set back from the side boundary. There are other examples of two storey side extensions in the locality, and due to this the extension would not be detrimental to the character or appearance of the street scene. Therefore the proposed annexe would comply with Policy DBE10 of the Local Plan.

### **Conclusion:**

Subject to conditions the proposed 'granny annexe' is now deemed acceptable and is therefore recommended for approval.

### **SUMMARY OF REPRESENTATIONS:**

TOWN COUNCIL – Object as the alterations to the internal layout do not remove the potential to create a separate dwelling. As such the previous objection still applies in that a new dwelling being added to this property would turn a semi-detached house into a terraced property. Cllr Murphy also objects to the term “granny” annexe, which she considers inappropriate and not descriptive of the application.

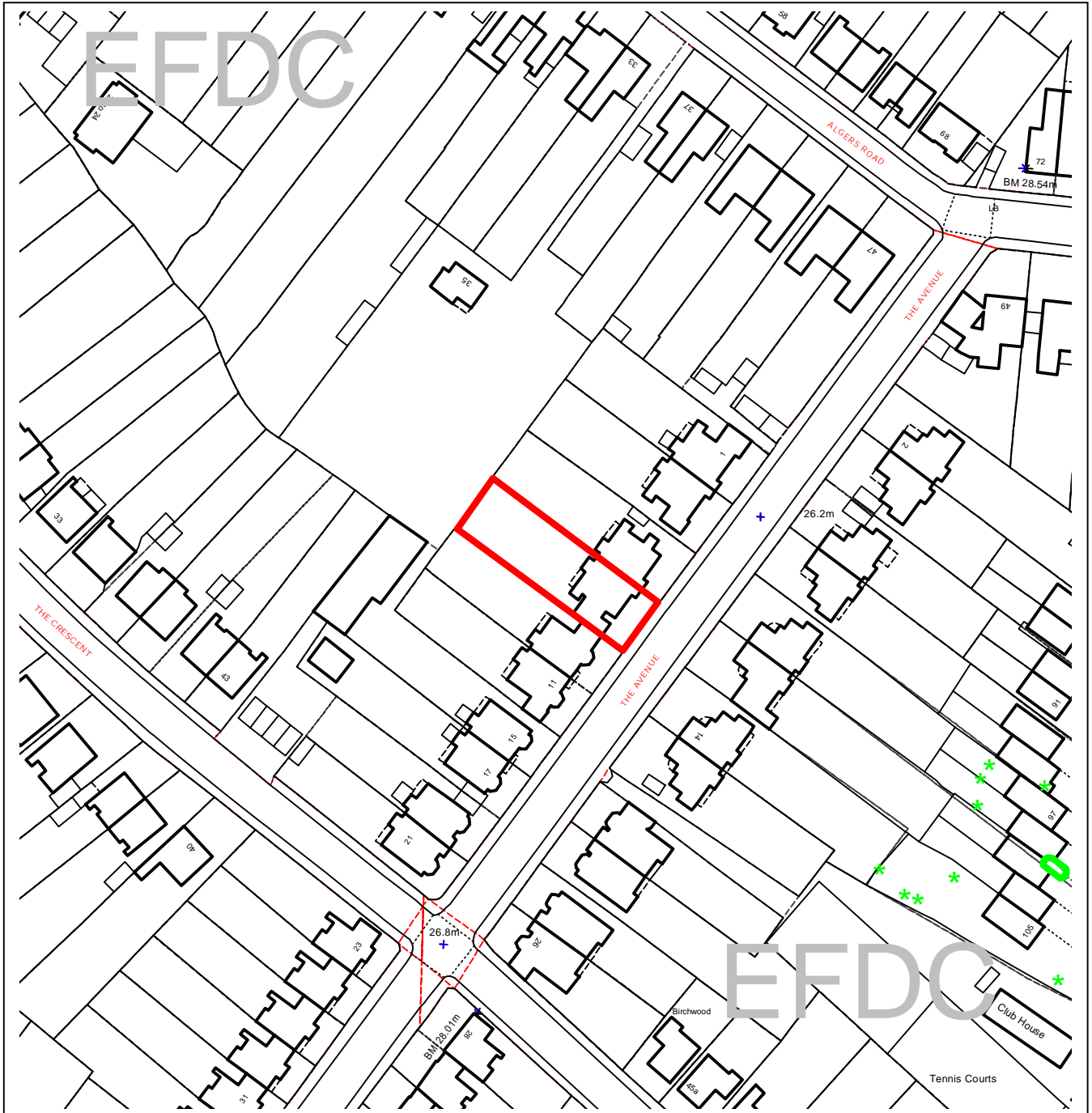
LOUGHTON RESIDENTS ASSOCIATION - PLANS GROUP: Object as the proposed extension would result in the creation of a separate attached dwelling, and as the new dwelling, due to its small scale and subordinate design, would be out of character with the surrounding area.

14 THE AVENUE – No objection to the extension but consider that the creation of a second door would result in a self-contained house. This could then set a precedent for similar developments in the locality.



# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	<b>2</b>
Application Number:	EPF/0092/08
Site Name:	7 The Avenue, Loughton, IG10 4PT
Scale of Plot:	1/1250

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0213/08
<b>SITE ADDRESS:</b>	258 High Road Loughton Essex IG10 1RB
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>APPLICANT:</b>	Manos Brasseries Ltd
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use of existing office to A3 restaurant use.
<b>RECOMMENDED DECISION:</b>	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 The restaurant hereby permitted shall not be open to customers outside the hours of 10:00 to 00:00 on Monday to Saturday, and 11:00 to 22:30 on Sundays or public holidays.
- 3 The outside areas shall not be used by customers after 22:00 and the brasserie doors shall be closed at 22:00 and retained as such thereafter.
- 4 The proposed outside seating area shall not extend beyond the area shown on approved drawing no. 011.001.003A.
- 5 Details of any fume extraction equipment shall be submitted and approved in writing before the use hereby approved commences. It shall be installed in accordance with the approved details prior to the commencement of the proposed use.

*This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).*

**Description of Proposal:**

Consent is being sought for the change of use of the existing office space to the rear of the ground floor of unit 1 to Class A3 (restaurant use) to be used in conjunction with the authorised restaurant use within unit 2.

### **Description of Site:**

The application site comprises a two storey building with three ground floor units located at the north western side of the High Road. This site contains a vacant unit (A1) in unit 1 with vacant offices behind, a vacant unit (A3) in unit 2, and a sandwich bar (A1),(currently closed down) in unit 3, and lies within the key frontage of Loughton Town Centre. The first floor is occupied by office space and permission was granted in 2003 for a third storey mansard roof extension, but not implemented.

### **Relevant History:**

EPF/692/95 – Change of use from shop to A3 use – Granted 18/9/95.

EPF/0444/07 – Change of use of the ground floor unit 1, from Class A1 (dry cleaners) to Class A3 (restaurant with ancillary takeaway) to be used in conjunction with adjacent existing restaurant (unit 2). Installation of a new shop front, erection of a rear extension and installation of new ventilation/air conditioning equipment – refused 27/04/07

EPF/1431/07 – Change of use of the ground floor unit 1, from Class A1 (dry cleaners) to Class A3 (restaurant with ancillary takeaway) to be used in conjunction with adjacent existing restaurant (unit 2). Installation of a new shop front, erection of a rear extension and installation of new ventilation/air conditioning equipment – refused 05/09/07

EPF/2146/07 – Change of use of the office space to the rear of the ground floor of unit 1 to a class A3 restaurant with an ancillary takeaway element, to be used in conjunction with the adjacent existing restaurant (unit 2). Installation of a new shop front to unit 2, the erection of a small extension at the rear of the property and installation of some new ventilation/air-conditioning equipment – refused 05/12/07

### **Policies Applied:**

TC1 – Town Centre Hierarchy

TC3 – Town Centre Function

DBE9 – Amenity Considerations

RP5 – Noise and Other Forms of Pollution

### **Issues and Considerations:**

The main concerns are the loss of the A1 unit, any possible effect on the vitality and viability of the town centre, and any impact on neighbouring properties. The previous application was refused on the following grounds:

*The proposal would result in the sub-division of unit 1 into an inadequately sized A1 retail floorspace, which is likely to be non-viable for future use for A1 retail purposes, and therefore the proposal will result in harm to the viability and vitality of the Town Centre, contrary to policies TC1 and TC3 of the adopted Local Plan and Alterations.*

#### **1. Loss of the retail unit and vitality/viability of town centre**

The previous application proposed to retain the A1 unit as it currently exists, which would have provided a shop with a floorspace of 25 sq. m., whereby this application proposes to extend the existing retail unit to the rear (into the area currently used as a vacant office space), and would result in a shop at the front with a floorspace of 42 sq. m. There are several other retail units within Loughton with equal, or less, floor area that appear to be thriving.

As the front of the unit would retain its A1 use, which the applicant proposes to open as a separate A1 unit, it would retain its retail frontage and the resulting unit would be considerably larger (some 68%) than the shop as it currently exists. This development would therefore create a larger retail

shop in unit 1 and a larger restaurant in unit 2 ( mainly to provide w.c and disabled facilities and a larger kitchen which would comply with Building Regulations), and would bring two vacant units back into use. Due to this, the loss of the rear part of this unit, which was previously used as an office, to A3 would be beneficial to the vitality and viability of the Town Centre.

In respect of the Town Council and LRA comments, the retail use will be larger than the existing vacant shop unit. The rear portion behind was until recently office use and the fact the new shop will be larger will be to the benefit of the town centre. The vacant unit at unit 3 was until recently occupied by Subway, which is a predominantly cold food take-away falling within Class A1 use. There is therefore no A3 use in unit 3 and there will therefore be no more than two non-retail units on the street frontage if permission is granted. The shop on the other side of unit 1, beyond the access to the sorting office, at 252c is an estate agents falling within Class A2. Again, there will be no more than two non-retail units on the street frontage if permission is granted.

No objections have been raised to the outside seating area. The plan shows an area capable of providing 4 tables and subject to a condition restricting the area as shown so as to still allow for the free movement of pedestrians on the pavement and hours of use, to safeguard against late night disturbance to local residents, then this will be acceptable.

## 2. Impact on Neighbours

An objection has been received from the Methodist Church with regards to potential noise and odour pollution. Unit 2 has a current use class A3 (restaurant), and this new development would use the existing ventilation equipment. The new restaurant would have a similar sized seating as the existing restaurant in unit 2, and would not significantly increase the covers (providing 78 including the proposed outside seating area). The area under consideration here would primarily be used as customer toilets and an office, with the existing toilets being incorporated into the kitchen area. Due to this, the proposed enlarged restaurant would not create significant additional customers or result in more ventilation equipment than the existing restaurant did when previously in use. Officers however, will remind the applicant by condition that new extraction equipment may require further planning permission and in any case there is control under Environmental Health legislation.

The proposed opening times of the restaurant would be 10:00 until 00:00 Monday to Saturday, and 11:00 until 22:30 on Sundays and public holidays, which is acceptable within a town centre.

## **Conclusion:**

The Committee had refused the previous planning application because of the inadequate size of the retained retail shop. The new applicant on this application has addressed this with a larger retail floorspace, larger than the current vacant shop and more akin to some of the smaller shop units in the town centre. Therefore it will not be too small to be viable. This parade is currently run-down and neglected in a central position of the town centre and it is considered that this application will bring life back to this parade without harming the facilities available to users of the town centre. Therefore this application is recommended for approval.

## **SUMMARY OF REPRESENTATIONS:**

TOWN COUNCIL – Object to the application as it would result in more than two adjacent non-retail units and as the space left for the retail unit would be inadequate. They would rather see the full size retail unit retained.

METHODIST CHURCH, 260 HIGH ROAD – Object as the retail unit would not be viable and would later be ‘absorbed’ into the restaurant, concerned about the venting system to the rear which would result in noise and odour pollution, and concerned about patrons parking illegally.

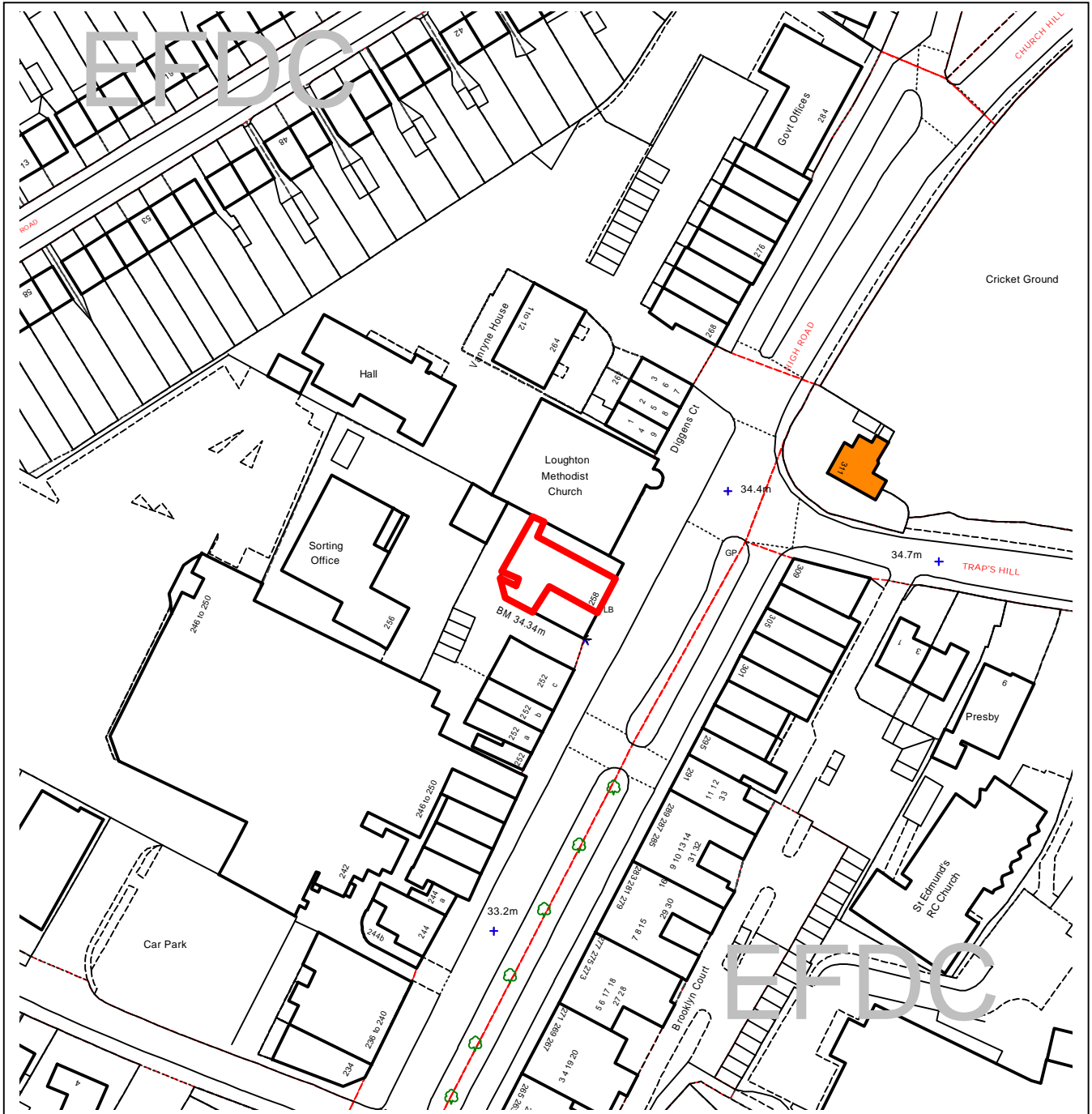


LOUGHTON RESIDENTS ASSOCIATION – PLANS GROUP - Object, would effectively breach the provisions of the Local Plan regarding A3 units next to each other, part of unit 1 would be used for A3 purposes rather than A1 or A2 uses. Note from applications for new shopfront and advert that they intend to use the front part as a delicatessen and experience shows that they gradually become A3 units (the nearby High Road unit – now called “Gladleys” – being an example). Danger if allow back half to A3 then much harder to resist a subsequent application to switch the front half of unit 1 from A1 to A3. Also concerned by the positioning of the extraction unit at the rear of unit 2, which extends across the back of unit 3, next to the Methodist Church, thus potentially subjecting the church to noise and smells.



# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	<b>3</b>
Application Number:	EPF/213/08
Site Name:	258 High Road, Loughton, IG10 1RB
Scale of Plot:	1/1250