

Committee Agenda



**Webcast
Meeting**



**Epping Forest
District Council**

AREA PLANNING SUBCOMMITTEE SOUTH **Wednesday, 3rd September, 2008**

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

Room: Dining Hall

Time: 7.30 pm

Democratic Services Officer: Gary Woodhall - Office of the Chief Executive
Email: gwoodhall@eppingforestdc.gov.uk Tel: 01992 564470

Members:

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

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

WEBCASTING NOTICE

Please note: this meeting may be filmed for live or subsequent broadcast via the Council's internet site - at the start of the meeting the Chairman will confirm if all or part of the meeting is being filmed.

You should be aware that the Council is a Data Controller under the Data Protection Act. Data collected during this webcast will be retained in accordance with the Council's published policy and copies made available to those that request it.

Therefore by entering the Chamber and using the lower public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings for web casting and/or training purposes. If members of the public do not wish to have their image captured they should sit in the upper council chamber public gallery area

If you have any queries regarding this, please contact the Senior Democratic Services Officer on 01992 564249.

1. WEBCASTING INTRODUCTION

1. This meeting is to be webcast;
2. Members are reminded of the need to activate their microphones before speaking; and
3. the Chairman will read the following announcement:

“I would like to remind everyone present that this meeting will be filmed live for subsequent uploading to the Internet and will be capable of repeated viewing.

If you are seated in the public seating area it is possible that the recording cameras will capture your image and this will result in the possibility that your image will become part of the broadcast although Officers will try and avoid this.

This may infringe your human and data protection rights and if you have any concerns about this you should speak to the Webcasting Officer.”

2. 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.

3. MINUTES (Pages 9 - 14)

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

4. APOLOGIES FOR ABSENCE

5. DECLARATIONS OF INTEREST

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

6. 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.

7. DEVELOPMENT CONTROL (Pages 15 - 40)

(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.

8. 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.

9. 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):

Agenda Item No	Subject	Exempt Information Paragraph Number
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.

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.

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.

Sometimes members of the Council who have a prejudicial interest and would normally withdraw from the meeting might opt to exercise their right to address the meeting on an item and then withdraw.

Such members are required to speak from the public seating area and address the Sub-Committee before leaving.

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. At the discretion of the Chairman, speakers may clarify matters relating to their presentation and answer questions from Sub-Committee members.

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. 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.

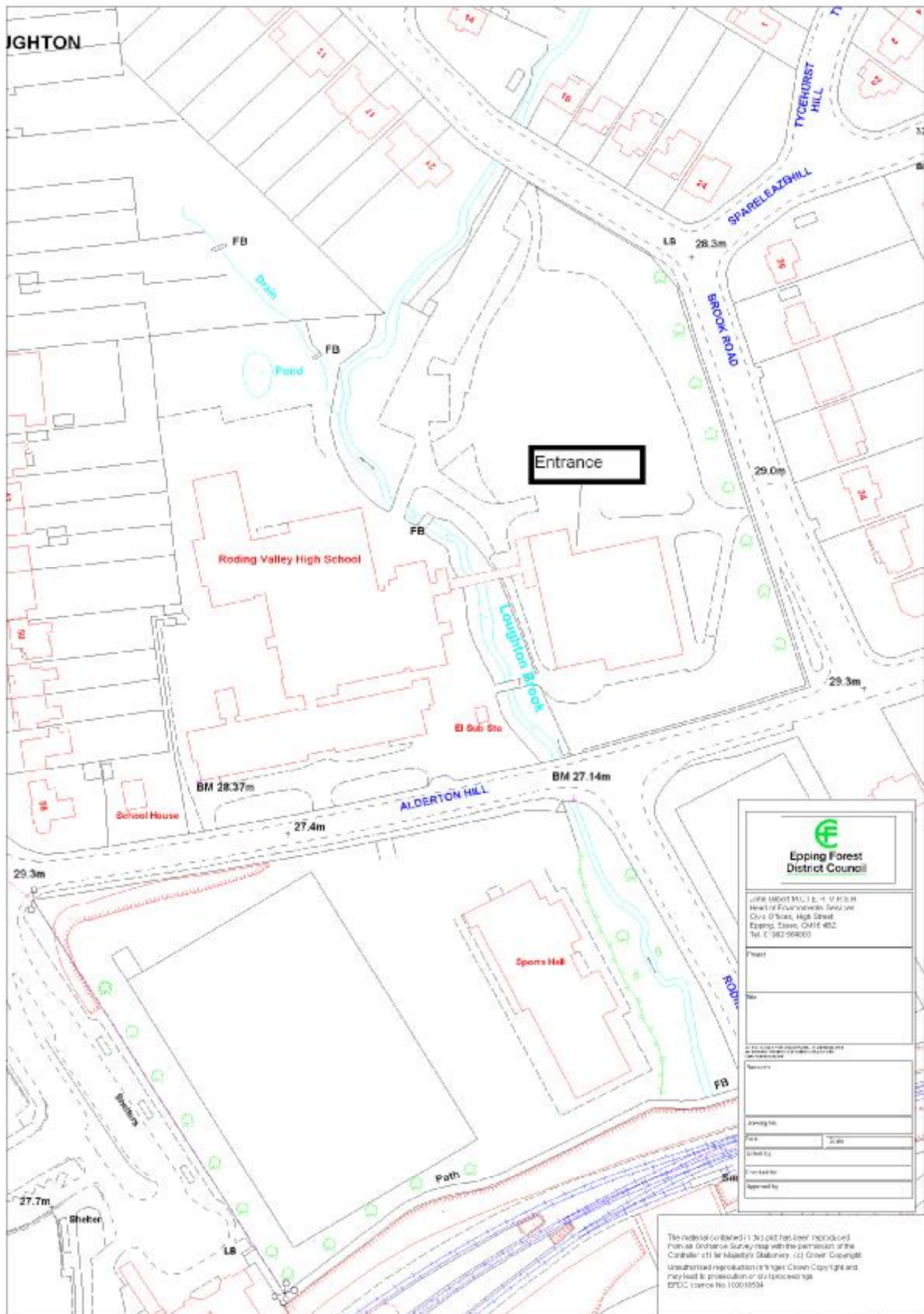
The order of speaking will be (1) Objector, (2) Parish/Town Council, then (3) Applicant or his/her agent. The Subcommittee will then debate the application and vote on either the recommendations of officers in the agenda or a proposal made by the Subcommittee. Should the Subcommittee propose to follow 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'

Area Plans Subcommittee South – Location Plan



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EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 13 August 2008
South

Place: Roding Valley High School, Brook Road, Loughton, Essex **Time:** 7.30 - 8.05 pm

Members Present: J Hart (Chairman), K Angold-Stephens, R Barrett, Mrs S Clapp, Miss R Cohen, M Cohen, D Dodeja, Mrs A Haigh, R Law, J Markham, Mrs P Richardson and Mrs J Sutcliffe

Other Councillors: None

Apologies: Mrs L Wagland, D Bateman, K Chana, G Mohindra, Mrs C Pond, B Sandler and P Spencer

Officers Present: N Richardson (Principal Planning Officer), G J Woodhall (Democratic Services Officer), A Hendry (Democratic Services Officer) and S Mitchell (PR Website Editor)

33. 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.

34. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements adopted by the Council to enable persons to address the Sub-Committee, in relation to the determination of applications for planning permission. The Sub-Committee noted the advice provided for the public and speakers in attendance at Council Planning Sub-Committee meetings.

35. MINUTES

RESOLVED:

That the minutes of the meeting held on 23 July 2008 be taken as read and signed by the Chairman as a correct record.

36. APPOINTMENT OF VICE-CHAIRMAN

The Chairman invited nominations from the Sub-Committee for the appointment of a Vice-Chairman for the duration of the meeting.

RESOLVED:

That Councillor M Cohen be appointed as Vice Chairman for the duration of the meeting.

37. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors K Angold-Stephens, R Barrett, R Law and Mrs P Richardson declared a personal interest in the following item of the agenda, by virtue of being members of Loughton Town Council. The Councillors had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1263/08 – 71 The Lindens, Loughton.

(b) Pursuant to the Council's Code of Member Conduct, Councillors D Dodeja and Mrs J Sutcliffe declared a personal interest in the following item of the agenda, by virtue of being members of Buckhurst Hill Parish Council. The Councillors had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0920/08 – Land adj 8 Cascade Road, Buckhurst Hill.

38. ANY OTHER BUSINESS

It was noted that there was no other urgent business for consideration by the Sub-Committee.

39. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 3 be determined as set out in the attached schedule to these minutes.

40. DELEGATED DECISIONS

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

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/1320/08
SITE ADDRESS:	Grove Cottage Grove Lane Chigwell Essex IG7 6JD
PARISH:	Chigwell
WARD:	Chigwell Row
DESCRIPTION OF PROPOSAL:	New entrance, piers and railings. (Revised application)
DECISION:	Grant Permission (With Conditions)

CONDITIONS

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
2. Materials to be used for the external finishes of the proposed piers, shall match those of the existing building.
3. No gates should be erected between the entrance piers that grant ingress and egress to the site without the approval of the Local Planning Authority.

Report Item No: 2

APPLICATION No:	EPF/1263/08
SITE ADDRESS:	71 The Lindens Loughton Essex IG10 3HT
PARISH:	Loughton
WARD:	Loughton Alderton
DESCRIPTION OF PROPOSAL:	Conversion of garage to habitable room with first floor extension above.
DECISION:	Grant Permission (With Conditions)

CONDITIONS

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
2. Prior to first occupation of the building hereby approved the proposed window openings in the North side shall be fitted with obscured glass and have fixed frames, 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.

Report Item No: 3

APPLICATION No:	EPF/0920/08
SITE ADDRESS:	Land adj, 8 Cascade Road Buckhurst Hill Essex IG9 6DX
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Erection of a two-bed bungalow.
DECISION:	Grant Permission (With Conditions)

CONDITIONS

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
2. Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
3. Notwithstanding the 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 north flank walls of the development hereby permitted without the prior written approval of the Local Planning Authority.
4. Prior to the commencement of development, a detailed scheme for the treatment and disposal of soils affected by Japanese Knotweed shall be submitted and approved in writing by the Local Planning Authority. Such a scheme shall accord with the advice in the publication 'Managing Japanese Knotweed on development sites - the knotweed code of practice (Environmental Agency) and Guidance for the Control of Invasive Plants Near Watercourses (Environmental Agency 2001). Thereafter the development shall be carried out in accordance with the approved scheme.

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AREA PLANS SUB-COMMITTEE SOUTH

3 SEPTEMBER 2008

INDEX OF PLANNING APPLICATIONS/ENFORCEMENT CASES

ITEM	REFERENCE	SITE LOCATION	OFFICER RECOMMENDATION	PAGE
1.	EPF/1346/08	75 Manor Road, Chigwell	Grant	17
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3.	EPF/1473/08	34 Upper Park, Loughton	Grant	24
4.	EPF/1430/08	24 Russell Road, Buckhurst Hill	Grant	28
5.	EPF/0904/08	Land adj 14 Ely Place, Chigwell	Grant	34

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Report Item No: 1

APPLICATION No:	EPF/1346/08
SITE ADDRESS:	75 Manor Road Chigwell Essex IG7 5PH
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Fletchers Trees Ltd
DESCRIPTION OF PROPOSAL:	TPO/EPF/10/74/A1 Oak - fell and replace
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed, unless varied with the written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

This application is before committee since all applications to fell preserved trees are outside the scope of delegated powers.

Description of Proposal:

T1.Oak. Fell and replace

Description of Site:

The tree stands at the front of the property and partially obstructs the western drive and gateway due to its position. The house benefits from a carriage driveway with a gated entrance at eastern and western limits of the northern roadside boundary. A boundary wall topped with metal railings completes the built frontage treatment but a sibling oak adds balance to the property's appearance, although it is not as large as the subject tree.

Relevant History:

TRE/EPF/1796/03 granted permission to crown reduce oaks at this property by up to 30%

Policies Applied:

Epping Forest District Local Plan and Alterations:

LL9 Felling of preserved trees

Issues and Considerations:

The main issues that arise with this application are considered to be the following:

- Quantity of dead wood within the crown of the tree
- Visual amenity of the tree
- Life expectancy of tree
- Highways and transportation matters
- Suitability of tree in current position.

The quantity of die back present in the crown

The only reason provided by the applicant for removing this tree is that of die back clearly visible throughout the crown. The tree has now lost up to 80% of its foliage and most new leaves have been produced on the main boughs, which gives the tree an unusual appearance. This type of leaf production is usually a response to trauma and indicates stress in the tree.

Visual amenity of the tree

At present, the tree has a poor visual appearance, due to the sparse crown. This strengthens an argument to remove the tree and replace it with a vigorous young specimen in a more visually important position.

Life expectancy of the tree

It is not possible to accurately predict the remaining lifespan of this tree but it is reasonable to estimate that, based on the degree and rate of decline visible in the crown, the tree will die within the next 5 – 10 years.

Highways and transportation matters.

The pronounced westward lean of the tree and its position; within falling distance of Manor Road leads to concerns over the risk of it causing an obstruction in the neighbouring entrance or more seriously the highway, should it collapse. This risk is increased following the inevitable root disturbance and possible root severance incurred during the recent construction of the new drive and boundary wall

Suitability of tree in its current position

The tree predates the new drive and boundary design and has been included within it in an unsympathetic way. It now appears incongruous and clearly unsuitable for retention. It presents an obstruction to high sided vehicles and shows recent scars on the trunk from vehicle impacts at around 1.6 metres up the stem.

Conclusion:

Although the tree has had public value prior to the recent construction works close to its base, it is considered that in this case the tree's obvious and rapid decline justifies its removal before it becomes unsafe and replacing it with a healthy young tree, which will provide long term amenity value to the area. Priority must be given to safety concerns, which cannot be discounted or satisfactorily eliminated by pruning.

It is recommended to grant permission to this application on the grounds that the evidence of crown death justifies the need to remove it. The proposal therefore accords with Local Plan Landscape Policy LL9.

A condition requiring the replacement of this tree and a condition requiring prior notice of the works to remove it must be attached to the decision notice in the event of members agreeing to allow the felling.

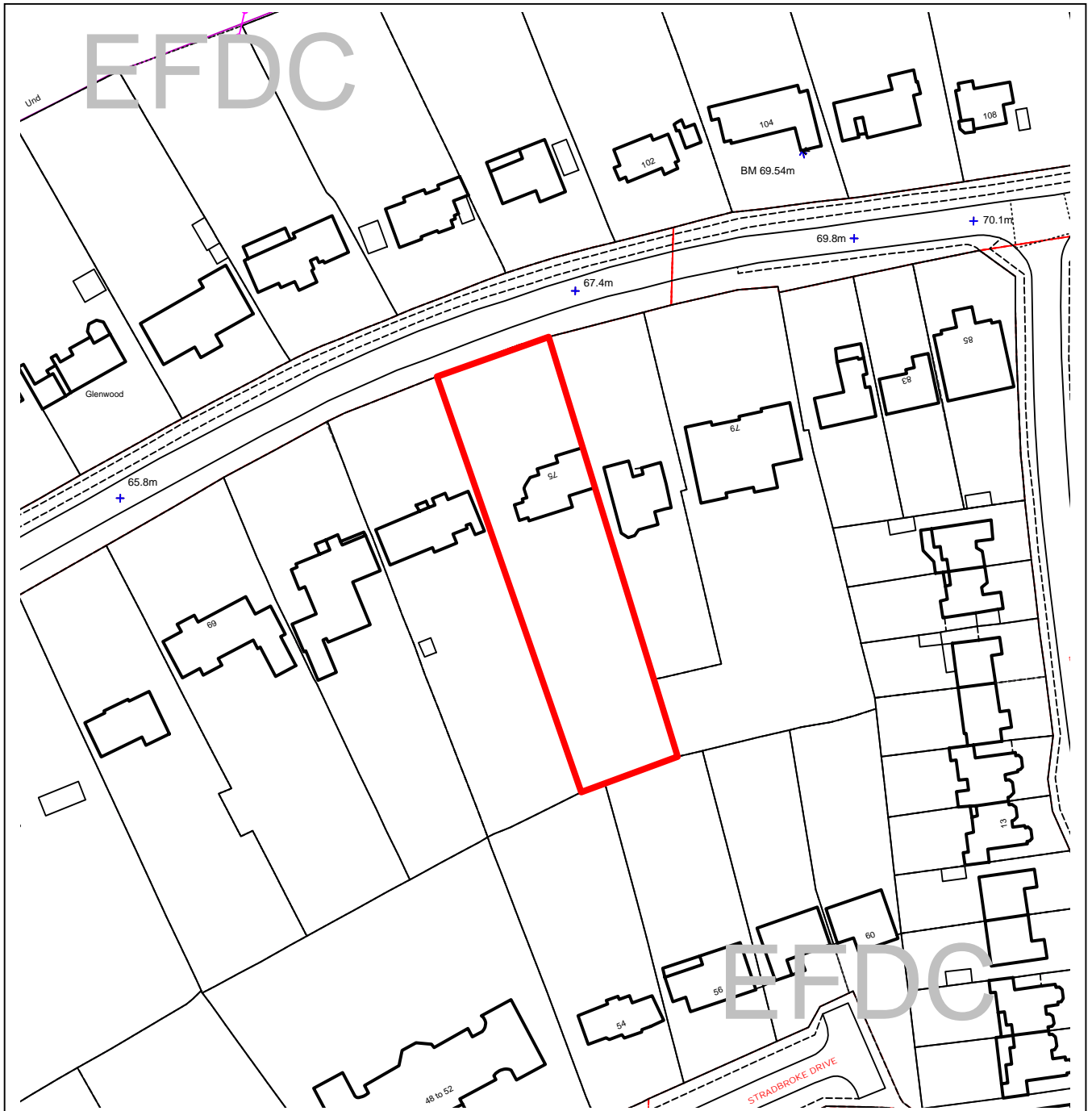
SUMMARY OF REPRESENTATIONS:

CHIGWELL PARISH COUNCIL: No Objection but question the reasons given for removal.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	1
Application Number:	EPF/1346/08
Site Name:	75 Manor Road, Chigwell, IG7 5PH
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/1232/08
SITE ADDRESS:	Epping Forest College Border's Lane Loughton Essex IG10 3SA
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mr Nick Bell
DESCRIPTION OF PROPOSAL:	Erection of 6 no. 2400 x 1200mm sign boards for Moat and Homegroup Housing Association.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The signs and all fixings and poles hereby approved shall be removed from the site within 1 month of the final occupation of the residential properties shown on the approved plan

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:

Erection of non-illuminated freestanding signs at land opposite the junction with Homecroft Gardens. 6 Individual signs will be erected on a pair of poles 5.2m high, with each sign measuring 0.61m x 2.4m.

Description of Site:

Ongoing residential development of College site. This is an urban, mostly residential area.

Relevant History:

Various relating to the redevelopment of the site

Policies Applied:

DBE 13 Advertisements

Issues and Considerations:

The only issues advertisement applications can consider are:

1. The impact of the proposed sign on the amenities of the locality
2. Highway safety considerations.

Amenity

- The sign advertises the housing association, builders and council involvement in this development, and is designed to be of a temporary nature which will be removed once the scheme is complete.
- The sign is of a utilitarian design, but is appropriate for this particular site and its use, and is not out of keeping with either the street scene or the surrounding area.
- This is a scheme which is typical for this type of development and, when viewed against the backdrop of the site under construction is of an appropriate scale and height.
- Therefore the sign would not have an unduly detrimental effect on the visual amenities of the locality, especially as it is not intended to be a permanent fixture within the street scene.

Highway Safety

- The sign is set back from the roadway by a minimum of 4m and is non-illuminated.
- There are no objections from a highway perspective.

Conclusion

On the basis of the above this application is considered to be acceptable and recommended for approval.

SUMMARY OF REPRESENTATIONS

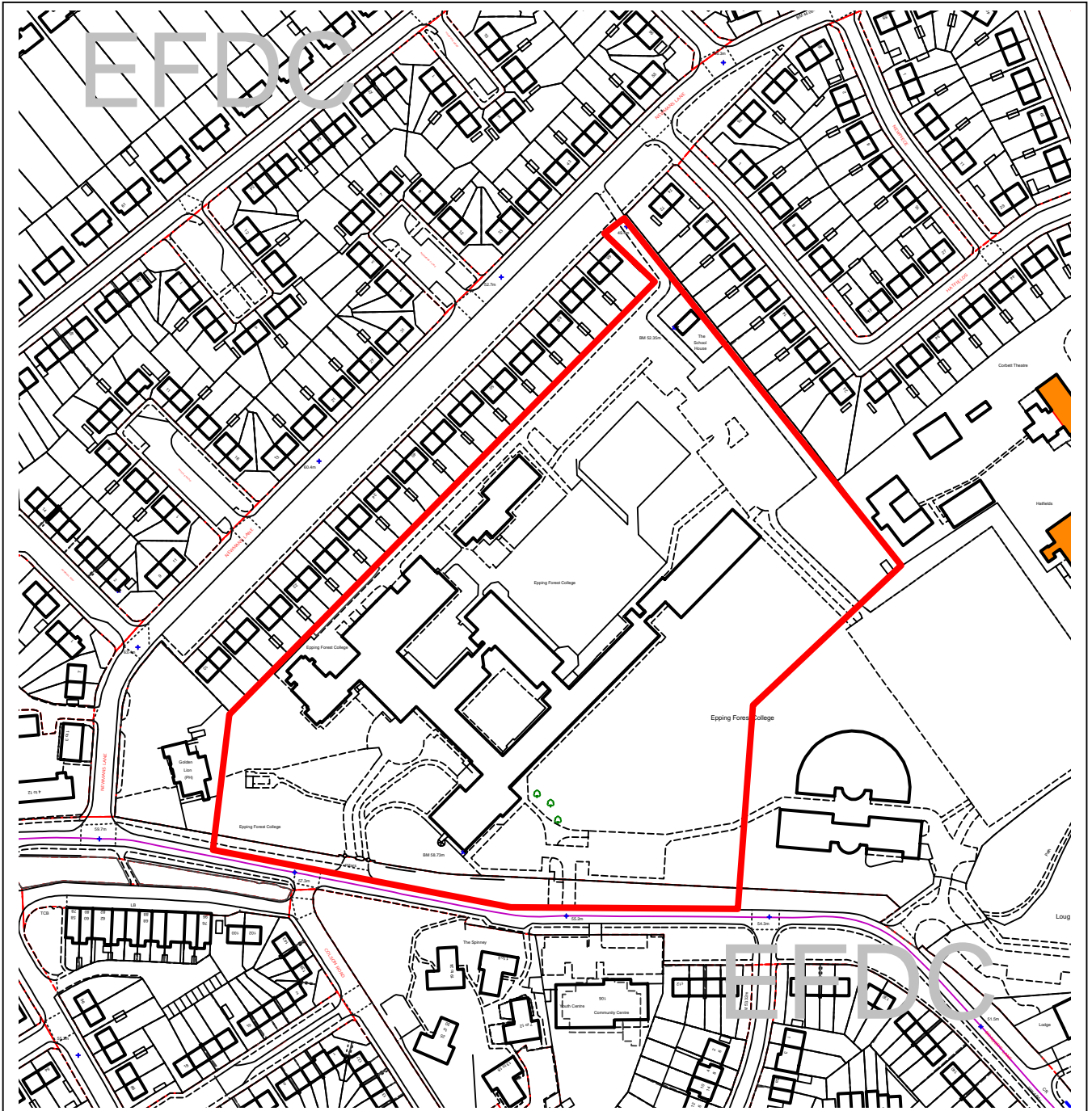
TOWN COUNCIL – Object, advertisement too large and in that location would affect the amenities of the properties on the opposite side of Borders Lane. It is suggested that a smaller sign located to a more westerly position directly opposite to Murray Hall might be more acceptable. The Committee also requested that, should permission be granted, a time restriction should be applied to ensure the sign was removed as early as possible.

LOUGHTON RESIDENTS ASSOCIATION - Object, sign is excessively large and out of keeping with the surroundings on Borders Lane, which, despite recent developments, still retains much of its green character as a lane. In addition the sign appears gobbledegook, incomprehensible to passers by.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	2
Application Number:	EPF/1232/08
Site Name:	Epping Forest College, Border's Lane, Loughton, IG10 3SA
Scale of Plot:	1/2500

Report Item No: 3

APPLICATION No:	EPF/1473/08
SITE ADDRESS:	34 Upper Park Loughton Essex IG10 4EQ
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Mr & Mrs Jason Chance
DESCRIPTION OF PROPOSAL:	Erection of new porch.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

This application is before this Committee since it is an application for residential 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).

Description of Proposal:

Front porch measuring 1.2m deep x 3.4m by 3.9m high with a pitched gable end roof.

Description of Site:

The site is located on the south-western edge of Upper Park, roughly half way along the road, just past a cul-de-sac, Southernhay, on the opposite side of the road. A two-storey detached dwelling with an integral garage and off-street parking occupies the existing plot of land. The site is part of a small group of 3 detached dwellings (nos. 32, 34 and 36 Upper Park) in which they are set back and somewhat slightly staggered in the street scene. Part of each house projects forward of their respective main house wall.

Relevant History: (Site)

EPF/1567/79 Erection of storm porch

Approved

EPF/1191/02	Formation of extensions and loft conversion involving the insertion of front and rear dormers.	Refused
EPF/2193/02	Erection of rear extension	Approved
EPF/0595/03	Single storey rear extension (revised application)	Approved
EPF/1004/06	Two storey front extension, installation of front dormer windows and loft conversion with rear dormer windows	Withdrawn
EPF/1799/06	Two storey front extension, installation of front dormer windows and loft conversion with rear dormer windows	Refused
2007	Appeal re above refusal	Allowed

Policies Applied:

DBE9	Excessive loss of amenity for neighbouring occupiers
DBE10	Design of residential extensions
ST6	Parking

Issues and Considerations:

The main issues in this application are the effects on the:

1. Street Scene
2. Design
3. Amenities of neighbouring properties
4. Parking

The scheme has been amended to remove the proposal for two first floor side windows on the previously approved front extension.

Impact on Street Scene

- The extension granted in 2007 after an appeal is currently in the process of being erected. This scheme would see the erection of a porch on the front elevation.
- The porch will project 1.2m into the parking area at the front of the property and will be part of the new front gable extension.
- The porch is relatively modest and is not out of keeping with the new appearance of the property.
- It is also the case that the dwelling is set back some 20m from the road and it is screened from the street by the existing front and side mature hedgerows.
- This is a mixed area in terms of design and style of houses in the street, and whilst this property is part of a group of 3 houses that were originally of a similar design it is the case that the permission currently being implemented has changed the appearance of this property, and added a new element of diversity into the street.
- The scheme is proportionate and can be accommodated on this site, and this new addition will not have an adverse effect on either the dwelling or the character and appearance of the mixed street scene in this area

Design

- The extension integrates well into the existing property, and is logical and in keeping with the existing property.
- Design is acceptable.
- Materials will match.

Residential Amenity

- There will be no loss of light, overlooking or overbearing impact on any neighbouring property.

Parking

- The parking area at the front of the property which remains accessible for parking measures 10m x 3m and is easily capable of accommodating two vehicles, which will largely be screened by the existing hedgerows.
- This provision meets the current car parking standards for dwellings in urban areas served by excellent public transport links.

Conclusion

This scheme has no adverse impact on the street scene, is of an acceptable design and has no adverse impact on the amenities of the neighbouring properties. For the reasons above this application is an acceptable scheme. It is therefore recommended for approval.

SUMMARY OF REPRESENTATIONS:

LOUGHTON TOWN COUNCIL – No Objections

32 Upper Park – Object, this is not just a porch but a further addition to a large forward extension, building line would be further breached, and challenge the integrity of the street scene and architectural merit of this group of houses, will exacerbate the parking problems even further. Side windows on original extension are not acceptable.

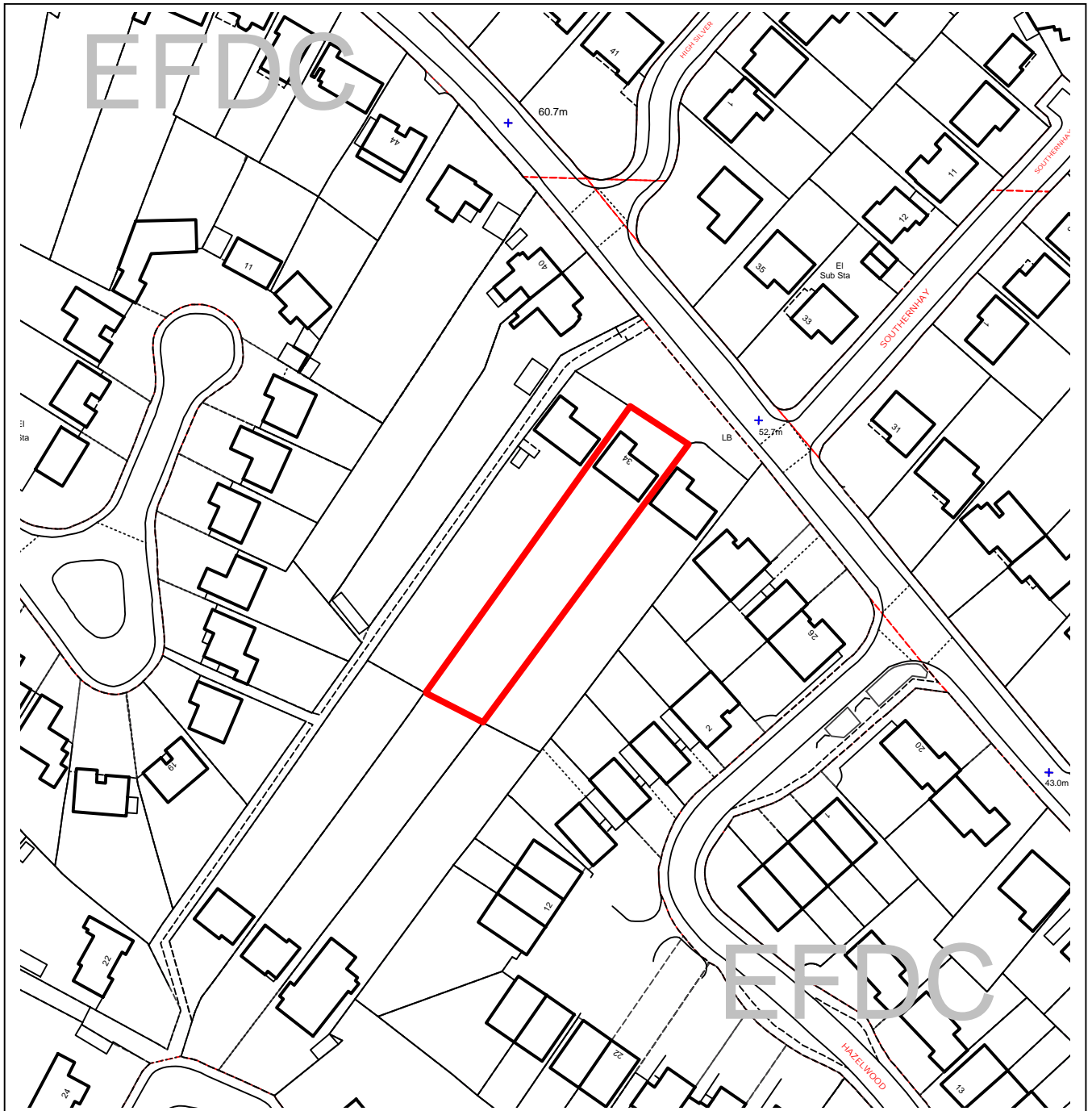
33 UPPER PARK – Object, it is to be deplored that applicants are seeking agreement to creeping development which they know full well would have been turned down if included in original plans. The porch will be forward of an already extended front elevation, will have an adverse impact on off street parking, add to bulk of an overdeveloped property on a small frontage.

36 UPPER PARK – Object, will adversely affect the street scene and the grouping of these “forest type” houses. No other properties in the area have porches, side windows will affect my privacy, policy application in this area is erratic



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	3
Application Number:	EPF/1473/08
Site Name:	34 Upper Park, Loughton, IG10 4EQ
Scale of Plot:	1/1250

Report Item No: 4

APPLICATION No:	EPF/1430/08
SITE ADDRESS:	24 Russell Road Buckhurst Hill Essex IG9 5QJ
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr M Singh
DESCRIPTION OF PROPOSAL:	Ground and first floor extensions and new roof. (Revised application)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Notwithstanding the 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.
- 4 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.

- 5 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.

- 6 A hedge screen is to be maintained at all times on the South side boundary adjacent to the enlarged dwelling up to a height of at least 1.8m above the adjacent ground level.
- 7 Prior to first occupation of the building hereby approved the proposed window openings in the North side and South side elevations at first floor level shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.

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:

Ground and first floor extensions and new roof (Revised application). The existing 6.9m wide and 11.7m deep bungalow would be extended to the South side and to the front, and existing side dormers would be replaced with a new first floor. This would create a two storey dwelling of 10.7m width, 12.9m depth, an average of 4m height to eaves level and 7.6m to ridge height. It is a revised scheme following the refusal of previous application EPF/0114/08, and this application follows extensive consultation with Council officers.

Description of Site:

The application site consists of a detached bungalow located on the eastern side of Russell Road, Buckhurst Hill, which is the last property before the Amberley Road junction. The site is triangular in shape with the southern boundary adjoining the rear of No's. 23 to 31 (odd) Amberley Road. The site is on a hill and is elevated from the neighbouring dwellings on Amberley Road that back onto the property, and it is set on land lower than No. 22 Russell Road. There is a preserved tree located within the south western corner at the front of the site.

Relevant History:

EPF/0114/08	Ground and first floor extensions and new roof Appeal Pending	Refused	11/03/08
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Policies Applied:

East of England Plan (Regional Spatial Strategy)

Policy ENV7 – Quality in the Built Environment

Policy LA1 – London Arc

Epping Forest District Local Plan and Alterations

Policy DBE2 – Design in Urban Areas

Policy DBE9 – Excessive loss of amenity to neighbouring properties

Policy DBE 10 – Design of Residential Extensions

Policy LL10 – Adequacy of provision for landscape protection

Policy LL11 – Landscaping schemes

Issues and Considerations:

The main issues that arise with this application are considered to be the following:

- Impacts on neighbouring residents
- Design considerations
- Impacts upon the protected tree and landscaping

Specifically, this revised application needs to demonstrate that the reasons for refusal of the previous application EPF/0114/08 have been satisfactorily overcome, and that the proposal remains acceptable in all other respects.

Impacts on neighbouring residents

The previous application was refused for 3 reasons. The first reason read:

“The proposed extension, due to its size, height and proximity to the boundary, would be overbearing and visually dominant to the detriment of the visual amenities of neighbouring properties in Amberley Road, Buckhurst Hill, contrary to policy DBE9 of the Adopted Local Plan and Alterations.”

The revised scheme has the eaves height on the South side reduced from 5m in the refused scheme to 4.1m high in this revised scheme, and this significantly reduces the overbearing impact to a level that is considered to be acceptable. The reduced bulk of the roof is achieved having a main central ridge and sloping roofs running from it to both sides and to the front and the rear. This reduces the level of overbearing impact and loss of outlook and loss of light to the properties to the South to a level not materially worse than at present.

The retention of a vegetation screen on the South side boundary would block any potential overlooking from the ground floor South side windows of the extended dwelling into the rear of the properties on Amberley Road, and also softens the appearance when viewed from Amberley Road.

Furthermore, the first floor side windows are all secondary windows or en-suite windows and as such they do not constitute main habitable room windows where a good level of outlook is necessary. Therefore, it is not unreasonable to add a condition to obscure glaze all these South facing first floor windows. As such, there would be no significant level of overlooking of the properties to the South.

To the North, a similar condition is proposed to obscure glaze the North facing windows of the side dormer. As such, the level of overlooking would not be significant to the North.

The reduced eaves height and revised roof design leaves effects of loss of outlook, loss of light and overbearing impact caused to the South facing side windows of number 22 Russell Road greatly reduced from the previous proposal, and only slightly more severe than at present. Taking this into account, along with the proposed condition to obscure glaze the side facing dormer windows, it is thus considered that there would be no unacceptable impacts caused to the residents to the North.

Design considerations

The second reason for refusal of the previous application was:

“The proposed extension, due to its size, height and proximity to the boundary, would be an overly dominant feature within the street scene and would result in a terracing effect, detrimental to the character and appearance of the street scene, contrary to policy DBE10 of the Adopted Local Plan and Alterations.”

The revised proposal would have an eaves height of 3.9m on the North side adjacent to number 22 Russell Road. This is 1m lower than on the previously refused application, and the roof design has been amended to reduce its' bulk to the front.

This greatly increases the visual break between the extended property and number 22 and adequately reduces any potential terracing effect that would occur.

The revised proposal has less bulk than the previously refused application, due to the scaled back roof and it is now considered that the extended property would appear less obtrusive in the streetscene than the previous proposal, and would be an acceptable addition in this location.

Trees

The third reason for refusal of the previous application was:

“The proposed development would result in the removal of an important green screening area and would provide inadequate replacement landscaping to the detriment of the character and appearance of the street scene, contrary to policy LL11 of the Adopted Local Plan and Alterations.”

The previous application showed no works to the area around the protected Lime tree that is located to the front, but did show the removal of the important landscaping on the front boundary.

This revised proposal includes no works to the area round the protected tree or to the landscaping at the front. However, it is considered necessary to add conditions for Tree Protection measures along with a Landscaping Plan to ensure that the Lime Tree is protected and that the front landscaping is adequately retained.

Conclusion

It is considered that this revised application successfully overcomes the 3 reasons for refusal of previous application EPF/0114/08 and that it is acceptable in all other respects, with conditions added to safeguard the privacy of neighbours and to retain the front landscaping. The reduced bulk and redesigned roof and retention of existing greenery to the front leaves no unacceptable impacts arising to the character of the area or to the amenities of neighbouring residents. The enlarged property would be an acceptable addition in this location and this application is recommended for approval.

SUMMARY OF REPRESENTATIONS

PARISH COUNCIL: Objection: Overbearing

22 RUSSELL ROAD:

Despite appeasing previous objections to the previous scheme there remain the following concerns:

- Side dormers would look straight into a morning room.
- Loss of light to the morning room.

27 AMBERLEY ROAD:

- Overdevelopment of a relatively small plot.
- Ground floor level of 27 Amberley Road is set 3.7m below 24 Russell Road, and thus any development has a dramatic overbearing impact.
- Obtrusive appearance and out of character.

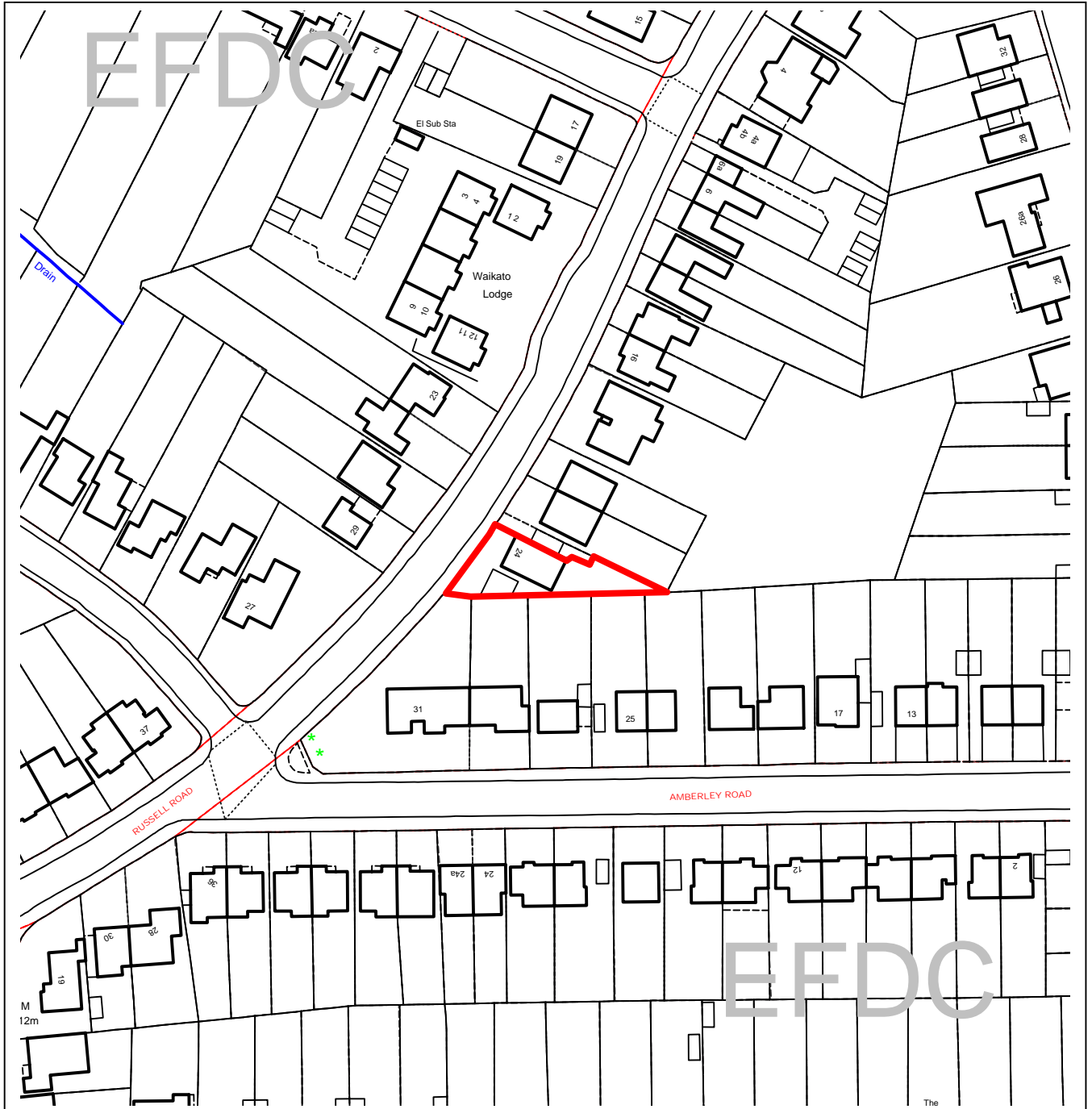
29 AMBERLEY ROAD:

- Overbearing impact to properties on Amberley Road at a lower level.
- Increased size and bulk will cut out views of open sky.
- Overdevelopment on this small plot.
- Side windows cause loss of privacy.
- Foundation of garage could not support a detached house of this size.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	4
Application Number:	EPF/1430/08
Site Name:	24 Russell Road, Buckhurst Hill IG9 5QJ
Scale of Plot:	1/1250

Report Item No: 5

APPLICATION No:	EPF/0904/08
SITE ADDRESS:	Land adj 14 Ely Place Chigwell Essex IG8 8AG
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	Mrs Rose Kelly
DESCRIPTION OF PROPOSAL:	Erection of new dwelling. (Revised application)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Prior to first occupation of the building hereby approved the proposed window openings in east and west flank walls 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 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.

- 6 Prior to the commencement of the development details of the proposed surface materials for the 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.
- 7 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.

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) and since it is an application for 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).

Description of proposal:

Erection of a new dwelling (revised application).

Description of Site:

A detached house on an irregular plot in a cul-de-sac. The street is characterised by detached and semi detached houses of a similar type. The site slopes down to the west. The site is covered by an Area Tree Protection Order.

Relevant History:

EPF/0406/86	Erection of new house	refused
EPF/2084/07	Erection of new house	withdrawn
EPF/2664/07	Erection of new house	refused

Policies Applied:

CP1, 3, 6 & 7 Core Policies re sustainable development
H1A, H2A, H3A, H4A Housing Provision
DBE 1, 2 Design of new buildings
ST4 & 6 Highways & Parking
DBE 6 Parking

DBE 8 Amenity Space
DBE 9 Amenity for neighbours
LL10 Landscaping

Issues and Considerations:

The main issues in this application are:

1. Context
2. Design
3. Sustainability
4. Neighbours Amenity
5. Landscaping
6. Parking

And whether it has overcome the previous reasons for refusal which were: inaccurate plans in terms of site levels and heights, resulting in an over dominant building within the street scene, and inadequate off street parking having an adverse impact on the street scene.

This scheme has been revised from the previous application to show site levels, a retaining wall between this property and No 14 and has had the parking arrangements at the front of the property revised. In addition the height and depth of the scheme has been reduced

Building in Context

- The plot will be created from the side garden of No 14.
- The plot will be 11.9m wide and about 20m deep.
- The dwelling will be a maximum of 9.9m wide and 8m deep (reduction from the previous 9m depth) with a further single storey projection on the front elevation to form a canopy which is 1.1m deep with a pitched roof.
- Overall height is an average of 8.5m (a reduction from 9.4m), due to the fall of land across the site, with a pitched gable end roof.
- It should be noted that, when viewed from the street that the ground falls across the site, (from 9.65m to 8.67m) and the ridgeline is now lower than No. 14 to the east, and will be around the same height as No 13 Ely Place, which is some 8.5m to the west, and has a ground level height of 8.39m
- A gap of 1m will be left to each flank.
- The scheme will be very similar in appearance to the other properties in the cul-de-sac. While it is the case that no garage is provided, the existing detached garage at No 13 Ely Place is on its west flank and would give a uniform appearance when viewed from the front elevation.
- The proposed retaining wall is an engineering solution to the level changes across the site and will not be very noticeable or prominent within the street scene.
- The 1986 appeal is considered as a material consideration in this case. The scheme was an outline application to develop the site with a detached house on a very similar footprint as with the current application.
- The Inspector commented, "I acknowledge that the appeal site could provide a house not inferior to a small minority of other houses in the vicinity...(it) would not in my view represent an overdevelopment of the site. However I consider that it would detract significantly from the open character of this part of Ely Place and prevent the replacement tree required by the TPO from having an equivalent prominence and benefit to the street scene".
- It is the case that this scheme will also close down an open space on this development. However, both local and national policies have changed over the last 20 years, and this scheme is in keeping with the desire for reuse of previously developed land in urban areas. The Inspector also refers to the Essex Design Guide, which has also been revised since the decision.

- In addition much of the 1986 appeal hinged on the provision of a replacement TPO tree on this site. Whilst permission was granted to fell the tree (an Oak) a replacement was expected to be planted. However in 1989 the Landscape Section waived this requirement as the area had a large number of mature trees remaining.
- Therefore much of the justification of the Inspector's decision has been removed with the acceptance of the permanent removal of the TPO tree in the 1980's.
- It is also pertinent that a significant gap to the front elevation of No 13 Ely Place of over 8m will still remain.
- Therefore, on balance it is considered that this scheme will provide housing on previously developed urban land, which is both a local and national priority and would not in any event so adversely harm the open character of this estate as to justify a refusal
- It is considered that the building is not out of keeping or over dominant when viewed against the other properties on this estate.
- This is not a cramped or overly restricted site and can easily and comfortably accommodate a dwelling of this size, and would not have a detrimental effect on the street scene.

Design

- The scheme is of an acceptable design, sitting comfortably on the plot, and is not out of place within this streetscape.
- The materials can be conditioned to be appropriate to the area.

Sustainability & Urban Development

- This is previously developed land. In both Policies CP6, CP7 and PPG3 priority is given to the reuse of previously developed land in urban areas, but this should not be at the expense of the quality of the local environment and unsympathetic change.
- It is considered that this is a good quality and sympathetic scheme.

Amenity & Impact on Neighbours

- At the request of the neighbours the Officer has visited No 11 and 13 Ely Place and No 12 St Marys Way to view the potential impact of the scheme on their amenity.
- The main neighbours that would be affected are No 11, 12, 13 Ely Place, 8, 9 and 12 St Marys Way.
- The fronts of No 11, 12 and 13 Ely Place will not be adversely overlooked by this scheme. All of these properties have their front elevation to the cul-de-sac which are far less sensitive to overlooking than rear elevations.
- To the rear the properties in St Marys Way form a 'V' with the apex towards the rear garden of the proposal. Therefore both No 8 and 9 are at an angle of around 60° to this scheme, at a distance of 19m from the rear elevation of the proposal to the corner of the nearest property at No 9.
- No 12 is some 22m distant at an angle of 40°.
- The Essex Design Guide states that back to back distances between new and existing houses should be 25m, but if the properties are at an angle this distance can be reduced as the angle increases.
- Therefore in this case it is considered that due to the orientation of the buildings and the distances involved that no adverse overlooking of any of these properties would occur.
- It is also the case that some screening is provided by the mature trees on the boundaries and in gardens in this area.
- There will be no adverse loss of light or sunlight to any neighbouring property due to the orientation and distances involved.

- No 13 to the west is about 1.5m lower than the scheme and therefore the impact on the outlook of this property should be considered. The new building will be a minimum of 8m from No 13, and offset to the left when viewed from the front of No 13, with the front building line being beyond the northern flank of No 13.
- Due to the siting and topography of the site it is considered that the scheme will not be overbearing to No 13.
- The proposed amenity spaces for the existing and proposed properties will be 220m² and 110m² respectively, which meet the requirements of the local plan.

Landscaping

- Whilst an Area Tree Preservation Order covers the site there are no trees on the site which are covered by the order. There was a large conifer on the site which was removed last year, but this was not covered by the provisions of the TPO.
- The front area to the road is grass with an ornamental tree. This will be removed, but this is a non-native species and the Council's landscaping Officer could not support its retention on planning grounds, particularly as it is not worthy of retaining or preserving.

Parking

- The scheme provides off street parking at the front of the property, an area that has been revised on this application to accurately show the layout of the scheme and the asymmetrical nature of this semi circular area.
- The area of planting has been revised to the east boundary of the area, with further planting along this flank with No 13 Ely Place driveway.
- The area available for parking is 11m wide and 6.5m deep which provides adequate space for two cars to be parked, in line with current parking standards.
- This is an estate where many properties have vehicle parking at the front of the plot, so this is an acceptable scheme in this location once the landscape treatment is included.

Conclusion

The scheme has been revised and reduced in height and width. This is a relatively modest scheme which has been carefully designed to be in keeping with the area and avoid an adverse impact on the amenities of the neighbours. The scheme has overcome the previous reasons for refusal and the recommendation is therefore for approval.

SUMMARY OF REPRESENTATIONS

PARISH COUNCIL – Objects, the house is out of keeping and an inappropriate development of the site. The Council is also concerned that the development will overlook neighbouring properties and will cause additional traffic congestion to the area.

11 ELY PLACE – Object, application has barely changed since previous one, major concerns over our property being overlooked, and looking directly into our windows, not suitable for development due to density being different at this end of Ely Place, retaining wall will not be in keeping with the rest of Ely Place, house is still far too large and out of character, will appear over dominant, parking is still a problem (2 letters received).

12 ELY PLACE – Object, create a feeling of overcrowding, house is excessively large and imposing creating a cramped feeling, will not have a garage, garden is inadequate, will take light away from my house, the house is not in keeping with the existing development, how will the change in levels across the site be accommodated, parking area is not to scale and will cause us problems with parking in this constricted area.

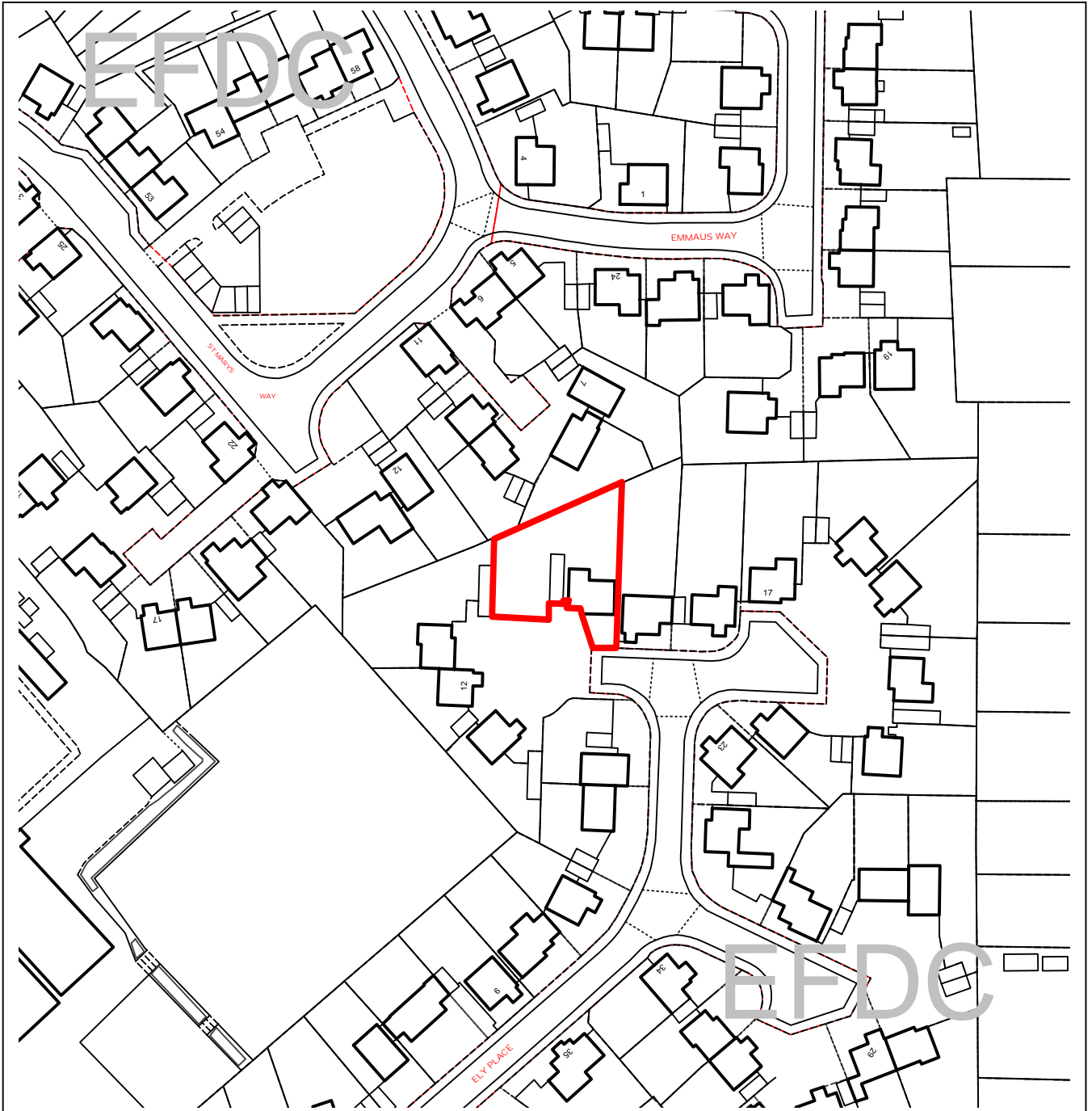
13 ELY PLACE – Object, We have obtained copies of the amended plans and find that there is virtually no change from the originals submitted for this application, other than to finally correct the shape of the driveway and an attempt to depict a retaining wall which does not give a realistic view of what the wall would look like at all. As a result, we wish to retain all the comments in our previous letter of objection as valid for the original and amended plans. We would like to reiterate our comment in our email of 27th June: "We are concerned that despite the parish council recommendation to refuse and the fact that this application is virtually the same as the last, this will still be recommended by the planning officers as there would still be the possibility of it being approved through the appeal process. As the scheme is virtually unchanged from the previous one it would seem a nonsense to recommend this one as it still does not adequately comply with the policies cited in the refusal." (2 letters received).

12 ST MARYS WAY – Object, The revisions do not reflect the comments I made in my letter of 6th June in that no additional landscaping has been proposed to minimise the effect of the building on my outlook and the Velux windows (which I believe are placed there to provide a simple upgrade path to another room once the building is occupied) are still on the plans. This will overlook my property and cause a loss of privacy, will be bulky and restrict light to my property, will be overbearing and out of place, velux in roof indicate use will occur of loft causing overlooking, I request the hedge is extended and retained, request tree in the nw corner of the property is retained.



Epping Forest District Council

Area Planning Sub-Committee South



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Agenda Item Number:	5
Application Number:	EPF/0904/08
Site Name:	Land adj 14 Ely Place, Chigwell IG8 8AG
Scale of Plot:	1/1250