

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 15 October 2008
South

Place: Roding Valley High School, Brook Road, Loughton, Essex **Time:** 7.35 - 10.00 pm

Members Present: J Hart (Chairman), Mrs L Wagland (Vice-Chairman), K Angold-Stephens, D Bateman, K Chana, D Dodeja, J Markham, Mrs C Pond, Mrs P Richardson, B Sandler, P Spencer and Mrs J Sutcliffe

Other Councillors:

Apologies: R Barrett, Mrs S Clapp, Miss R Cohen, M Cohen, Mrs A Haigh, J Knapman, R Law and G Mohindra

Officers Present: N Richardson (Principal Planning Officer), C Neilan (Conservation Officer), G J Woodhall (Democratic Services Officer), A Hendry (Democratic Services Officer) and M Jenkins (Democratic Services Assistant)

55. 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.

56. 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.

57. MINUTES

RESOLVED:

That the minutes of the meeting held on 24 September 2008 be taken as read and signed by the Chairman as a correct record, subject to the following addition to minute 51 – Declarations of Interest:

“(e) That, pursuant to the Council’s Code of Member Conduct, Councillor Mrs C Pond declared a personal interest in the following item of the agenda by virtue of being a member of the Loughton Residents Association. The Councillor had determined that her interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1484/08 – 44 Forest Road, Loughton.”

58. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors K Angold-Stephens, Mrs C Pond and Mrs P Richardson declared a personal interest in the following items 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 applications and voting thereon:

- EPF/0099/08 90 Church Hill, Loughton;
- EPF/1347/08 90 Church Hill, Loughton;
- EPF/1231/08 20 Connaught Avenue, Loughton;
- EPF/1411/08 2c Goldings Road, Loughton;
- EPF/1703/08 Woodberrie House, Woodbury Hill, Loughton; and
- EPF/1779/08 9-11 High Beech Road, Loughton.

(b) Pursuant to the Council's Code of Member Conduct, Councillors K Chana, B Sandler and Mrs L Wagland declared a personal interest in the following items of the agenda, by virtue of being members of Chigwell Parish Council. The Councillors had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/1480/08 Farmhouse, Gravel Lane, Chigwell; and
- EPF/1647/08 The Stables, 60a Hainault Road, Chigwell.

(c) Pursuant to the Council's Code of Member Conduct, Councillors D Dodeja, P Spencer and Mrs J Sutcliffe declared a personal interest in the following items 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 applications and voting thereon:

- EPF/1615/08 160 Loughton Way, Buckhurst Hill; and
- EPF/1753/08 102-104 Queen's Road, Buckhurst Hill.

(d) Pursuant to the Council's Code of Member Conduct, Councillors K Angold-Stephens and J Markham declared a personal interest in the following items of the agenda, by virtue of being members of the Loughton Residents Association. 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/1411/08 2c Goldings Road, Loughton; and
- EPF/1779/08 9-11 High Beech Road, Loughton.

(e) Pursuant to the Council's Code of Member Conduct, the entire Subcommittee declared a personal interest in the following item of the agenda, by virtue of the site being a Council owned property. 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/1615/08 160 Loughton Way, Buckhurst Hill.

(f) Pursuant to the Council's Code of Member Conduct, Councillor Mrs L Wagland declared a personal interest in the following item of the agenda, by virtue of being the Council's representative on the Buckhurst Hill Town Centre Partnership.

The Councillor had determined that her interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1753/08 102-104 Queen's Road, Buckhurst Hill.

59. ANY OTHER BUSINESS

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

60. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 10 be determined as set out in the attached schedule to these minutes.

61. 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

This page is intentionally left blank

Report Item No: 1

APPLICATION No:	EPF/0099/08
SITE ADDRESS:	90 Church Hill Loughton Essex IG10
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	TPO 32/98 Oak: Fell.
DECISION:	Grant Permission (With Conditions)

CONDITIONS

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

Report Item No: 2

APPLICATION No:	EPF/1347/08
SITE ADDRESS:	90 Church Hill Loughton Essex IG10 1LB
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	TPO/EPF/32/98 T2 Ash - Fell and Replace
DECISION:	Grant Permission (With Conditions)

CONDITIONS

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

Report Item No: 3

APPLICATION No:	EPF/1480/08
SITE ADDRESS:	Farmhouse Gravel Lane Chigwell Essex IG7 6DQ
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Demolition of existing house and erection of replacement two storey four bedroom residential dwelling.
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 first floor flank walls of the development hereby permitted without the prior written approval of the Local Planning Authority.
- 4 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.
- 5 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 6 Prior to first occupation of the building hereby approved the proposed window openings in the first floor flank walls shall be fitted with obscured glass and have fixed frames to a height of 1.7m above the internal floor level, and shall be permanently retained in that condition.
- 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 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.

9 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.

10 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.

- 11 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 Notwithstanding the provisions 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 development generally permitted by virtue of Part 1, Classes A and B shall be undertaken without the prior written permission of the Local Planning Authority.
- 13 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.
- 14 No development shall take place until a Sustainability Report to achieve at least Level 3* of the Code for Sustainable Homes has been submitted to be approved in writing by the Local Planning Authority. The house shall not be occupied until it has been issued with a final Code certificate of compliance.

Report Item No: 4

APPLICATION No:	EPF/1647/08
SITE ADDRESS:	The Stables 60A Hainault Road Chigwell Essex IG7 6QX
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Single storey side extension and one window to kitchen.
DECISION:	Deferred

This item was deferred to seek clarification on representations received regarding this application.

Report Item No: 5

APPLICATION No:	EPF/1231/08
SITE ADDRESS:	20 Connaught Avenue Loughton Essex IG10 4DS
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Demolition of existing and erection of new five bedroom house with accommodation at basement level.
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 first floor side elevations shall be fitted with obscured glass and have fixed frames up to a height of 1.7 metres above the finished floor level, and shall be permanently retained in that condition.
- 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 elevations of the development hereby permitted without the prior written approval of the Local Planning Authority.
- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Classes A and B shall be undertaken without the prior written permission of the Local Planning Authority.
- 6 All construction/demolition works and ancillary operations which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

- 7 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.
- 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 Prior to the first occupation of the dwelling hereby approved, a screen shall be erected to the side of the rear balcony, as shown on the approved plans. A screen of the same height shall be retained in this position thereafter.
- 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 Prior to the commencement of the development details of the proposed surface materials for the front garden areas of hardsurfacing 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.
- 12 No development shall take place until a Sustainability Report to achieve at least Level 3* of the Code for Sustainable Homes has been submitted to be approved in writing by the Local Planning Authority. The house shall not be occupied until it has been issued with a final Code certificate of compliance.

Report Item No: 6

APPLICATION No:	EPF/1411/08
SITE ADDRESS:	2C Goldings Road Loughton Essex IG10 2QN
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Replace existing garage and rear extension with two storey side extension and loft conversion with rear dormer to provide 1 no. one bedroom flat and 1 no. two bedroom flat.
DECISION:	Refused Permission

REASONS FOR REFUSAL

- 1 The proposal would result in an over-intensive use of the site that would be out of keeping with the predominant character of the surrounding area, setting an undesirable precedent for sub-division of properties into flats in this road, and result in loss of amenity to the occupants of neighbouring residential properties. The proposal would therefore be contrary to policies DBE9 and DBE11 of the Adopted Local Plan and Alterations.

Report Item No: 7

APPLICATION No:	EPF/1703/08
SITE ADDRESS:	Woodberrie House Woodbury Hill Loughton Essex IG10 1JB
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	New porch to front and single storey side extension. (Revised application)
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 The development, including site clearance, must not commence until a tree /hedgerow protection plan, to include all the relevant details of tree/hedgerow 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/hedgerow 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/hedgerow 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.

Report Item No: 8

APPLICATION No:	EPF/1779/08
SITE ADDRESS:	9 - 11 High Beech Road Loughton Essex IG10 4BN
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Ground and first floor extensions to sides, first floor infill extension to rear, new roof and front elevation remodelling. (Resubmitted application)
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Prior to first occupation of the building hereby approved the proposed window openings in the first and second floor rear elevations shall be fitted with obscured glass and have fixed frames to a height of 1.7m above the internal floor level, 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 first floor 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 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 staff and visitors' vehicles.
- 8 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.
- 9 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.
- 10 Measures shall be taken to ensure that no surface water shall drain onto the highway.
- 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.
- 15 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: 9

APPLICATION No:	EPF/1615/08
SITE ADDRESS:	160 Loughton Way Buckhurst Hill Essex IG9 6AR
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Change of use from an A1 shop to A5 takeaway.(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 The takeaway hereby permitted shall not be open to customers outside the hours of 0900 to 2200 on Mondays to Thursdays and 0900 to 2300 on Fridays and Saturdays, and at no time on Sundays or Public/Bank Holidays.
- 3 No development shall take place prior to submission and approval in writing by the Local Planning Authority of an appropriate mechanical extraction system to suppress and disperse cooking/food preparation fumes. The system shall be installed strictly in accordance with the approved details, be in full working order, and shall be operated and maintained in accordance with the manufacturer's instructions, and tested by and to the satisfaction of the Local Planning Authority's Environment and Neighbourhood Officer, prior to the commencement of the use. It shall be in use at all times that the premises are open for business.
- 4 Detailed drawings that show adequate provision for foul drainage from the kitchen shall be submitted to and approved by the Local Planning Authority. Drains serving the kitchens in the development shall be fitted with a grease separator, as detailed in the building Regulations 2000, Approved Document H (Drainage and waste disposal), to comply with prEN 1825-1 and designed in accordance with prEN 1825-2 (Installations for separation of grease) or other effective means of removal. The approved drainage shall be retained and maintained while the premises are in use.
- 5 Prior to the premises being brought into use for the purpose hereby permitted, a scheme providing for the adequate storage of refuse from this use shall be submitted to and approved by the Local Planning Authority. The scheme shall be carried out and thereafter retained at all times.

Report Item No: 10

APPLICATION No:	EPF/1753/08
SITE ADDRESS:	102 - 104 Queen's Road Buckhurst Hill Essex IG9 5BS
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Demolition of existing property and erection of new commercial offices and meeting hall. (Revised application)
DECISION:	Grant Permission (With Conditions)

The Committee's attention was drawn to a letter enclosing a petition of 24 signatures dated 12/10/08.

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 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.
- 4 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, and shall be permanently retained in that condition.
- 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 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.
- 6 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 development hereby approved without the prior written approval of the Local Planning Authority.

- 7 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.
- 8 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.
- 9 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 staff and visitors vehicles.
- 10 Prior to the commencement of the development details of the proposed surface materials for the driveway and parking area 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 The meeting hall on the ground floor shall be retained for community uses as laid out in Class D1 of the Uses Classes Order 2005 and for no other use.
- 12 The D1 use hereby permitted shall not be open to staff/customers/ members of the public outside the hours of 0800 to 2200 on Mondays to Sundays.
- 13 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.
- 14 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.

- 15 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.

This page is intentionally left blank