

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 26 May 2010
South

Place: Roding Valley High School, Brook Road, Loughton, Essex **Time:** 7.30 - 10.06 pm

Members Present: J Hart (Chairman), K Chana (Vice-Chairman), K Angold-Stephens, R Barrett, D Dodeja, J Knapman, J Markham, Mrs C Pond, Mrs P Richardson, B Sandler, P Spencer, Mrs J Sutcliffe, D Wixley, C Finn, Ms S Watson, L Leonard, Ms J Hart, Mrs T Cochrane and R Cohen

Other Councillors:

Apologies: Mrs L Wagland, G Mohindra and H Ulkun

Officers Present: S Solon (Principal Planning Officer), C Neilan (Conservation Officer), A Hendry (Democratic Services Officer), D Clifton (Principal Housing Officer [IT]) and R Perrin (Democratic Services Assistant)

1. 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.

2. MINUTES

RESOLVED:

That the minutes of the meeting held on 28 April 2010 be taken as read and signed by the Chairman as correct record.

3. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor P Spencer declared a personal interest in the following items of the agenda by virtue of being a member of Buckhurst Hill Parish Council. The Councillor had determined that his interest was not prejudicial and he would stay in the meeting for the consideration of the application and voting thereon:

- Tree Preservation Order EPF/60/10 – Buckhurst Hill Baptist Church, Palmerston Road, Buckhurst Hill
- Tree Preservation Order EPF/35/10 – Trent Road, Buckhurst Hill

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs J Sutcliffe declared a personal interest in the following item of the agenda by virtue of liaising with the Arboriculturists. The Councillor had determined that her interest was

prejudicial and she would leave the meeting for the consideration of the application and voting thereon:

- Tree Preservation Order EPF/35/10 – Trent Road, Buckhurst Hill

(c) Pursuant to the Council's Code of Member Conduct, Councillor D Wixley declared a personal interest in the following items of the agenda by virtue of being a Tree Warden. The Councillor had determined that his interest was not prejudicial and he would stay in the meeting for the consideration of the application and voting thereon:

- Tree Preservation Order EPF/60/10 – Buckhurst Hill Baptist Church, Palmerston Road, Buckhurst Hill
- Tree Preservation Order EPF/35/10 – Trent Road, Buckhurst Hill
- EPF/0686/10 52 Church Lane, Loughton

(d) Pursuant to the Council's Code of Member Conduct, Councillors Mrs C Pond, K Angold-Stephens, Mrs T Cochrane, R Cohen, J Markham, L Leonard, J M Hart, D Wixley and C Finn declared a personal interest in the following item of the agenda by virtue of being members of Loughton Residents Association. The Councillors had determined that their interest was not prejudicial and they would stay in the meeting for the consideration of the application and voting thereon:

- EPF/0686/10 52 Church Lane, Loughton

(e) Pursuant to the Council's Code of Member Conduct, Councillors Mrs C Pond, K Angold-Stephens, D Wixley 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 they would stay in the meeting for the consideration of the application and voting thereon:

- EPF/0686/10 52 Church Lane, Loughton

(f) Pursuant to the Council's Code of Member Conduct, Councillors B Sandler, J Knapman and K Chana 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 they would stay in the meeting for the consideration of the applications and voting thereon:

- EPF/2361/09 Garden Centre, 212 Manor Road, Chigwell
- EPF/0320/10 113 & 115 Grange Crescent, Chigwell
- EPF/0520/10 74 & 76 Hainault Road, Chigwell

(g) Pursuant to the Council's Code of Member Conduct, Councillor K Chana declared a personal interest in the following item of the agenda by virtue of his son occasionally working at the hospital. The Councillor had determined that his interest was not prejudicial and he would stay in the meeting for the consideration of the applications and voting thereon:

- EPF/0428/10 Holly House Private Hospital, High Road, Buckhurst Hill

(h) Pursuant to the Council's Code of Member Conduct, Councillors P Spencer and Ms S Watson 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 they would stay in the meeting for the consideration of the application and voting thereon:

- EPF/0417/10 Monkams Inn, Buckhurst Way, Buckhurst Hill

(i) Pursuant to the Council's Code of Member Conduct, Councillors Mrs J Sutcliffe, P Spencer, Ms S Watson and D Dodeja 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 they would stay in the meeting for the consideration of the application and voting thereon:

- EPF/0428/10 Holly House Private Hospital, High Road, Buckhurst Hill
- EPF/0488/10 Loyola Preparatory School, 103 Palmerston Road, Buckhurst Hill.

(j) Pursuant to the Council's Code of Member Conduct, Councillor Ms S Watson declared a personal interest in the following item of the agenda by virtue of being a resident contacted within the Russell Road Petition, although she was not a signatory. The Councillor had determined that her interest was not prejudicial and she would stay in the meeting for the consideration of the application and voting thereon:

- EPF/0488/10 Loyola Preparatory School, 103 Palmerston Road, Buckhurst Hill.

4. ANY OTHER BUSINESS

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

5. ENFORCEMENT OF PLANNING CONDITIONS

The Sub-Committee received a report from Principle Planning Officer on the enforceability of planning conditions for EPF/2300/09 and EPF/0114/10 intended for the footway adjacent to the shopfronts and the public paved area, not to be used for the stationing of tables, chairs, outdoor heaters, planters or other furniture; after Members expressed concerns that conditions may not be adequately enforceable.

The Principle Planning officer advised that condition 2 of the permissions was clearly intended to apply to the entire area between the shopfront and adjacent carriageway. Therefore the effect of the conditions is that no part of that area could be lawfully used for the stationing of tables and chairs etc, without planning permission. In view of the fact that no such planning permission exists any breach of those conditions is capable of being enforced against by the District Council. The District Councils Planning Enforcement Team would take steps to verify and, if necessary, secure compliance with the requirements of the conditions.

RESOLVED:

That the Sub-Committee noted the report.

6. CONFIRMATION OF TREE PRESERVATION ORDER EPF/60/10 BUCKHURST HILL BAPTIST CHURCH, PALMERSTON ROAD, BUCKHURST HILL

The Sub-Committee received a report from C Neilan, Landscape Officer, regarding Confirmation for a Tree Preservation Order (TPO/EPF/60/10) at Buckhurst Hill Baptist Church, Palmerston Road, Buckhurst Hill. It covered four individual trees on the north boundary of the property. An objection to the TPO had been received regarding an intended extension that may affect the trees. To date no application had been submitted for an extension to the property and the confirmation of the TPO would allow for the importance of these trees to be considered and balanced against any future application received.

RESOLVED:

That Tree preservation Order TPO/EPF/60/10 – Buckhurst Hill Baptist Church, Palmerston Road, Buckhurst Hill be confirmed without modification.

7. CONFIRMATION OF TREE PRESERVATION ORDER EPF/35/10 TRENT ROAD, BUCKHURST HILL

The Sub-Committee received a report from C Neilan, Landscape Officer, regarding Confirmation for a Tree Preservation Order (TPO/EPF/35/10) at Trent Road, Buckhurst Hill. It covered a single Hawthorn tree standing at the front of 5 Trent Road. An objection and petition to the TPO had been received regarding the blockage of the right of way for 6 and 7 Trent Road, that it had self seeded itself and the uncared and unclipped appearance of the tree. The Landscape Officer advised that the lower branches from the Hawthorne could be removed carefully and thus be exempt from the need of formal permission to prove access. The tree provides the only significant greenery within the urban setting of Trent Road and after carefully consideration it was felt that the TPO was justified.

RESOLVED:

That Tree preservation Order TPO/EPF/35/10 – Trent Road, Buckhurst Hill be confirmed without modification.

8. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 7 be determined as set out in the attached schedule to these minutes.

9. 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

Minute Item 8

Report Item No: 1

APPLICATION No:	EPF/0686/10
SITE ADDRESS:	52 Church Lane Loughton Essex IG10 1NU
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	TPO/EPF/14/83 T3 Ash - Fell and grind stump
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 work authorised by this consent shall be carried out under the direct supervision of the Local Planning Authority, who shall receive in writing, 5 working days notice of such works.
- 3 All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998 (1989) (or with any similar replacement Standard).
- 4 The works hereby authorised shall not be undertaken after a period of three years from the date of this consent has expired.

Report Item No: 2

APPLICATION No:	EPF/2361/09
SITE ADDRESS:	Garden Centre 212, Manor Road Chigwell Essex IG7 4JX
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Redevelopment of land formerly in use as a garden centre to provide 21 flats 80% of which will be affordable housing. (Revised application)
DECISION:	Referred to District Development Control Committee

Members referred this application to District Development Control Committee with a recommendation to Grant Permission (Subject to a Legal Agreement).

Report Item No: 3

APPLICATION No:	EPF/0320/10
SITE ADDRESS:	113 & 115 Grange Crescent Chigwell Essex IG7 5JD
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Demolition of two houses and erection of a two storey building comprising of 14 two bed flats and 35 car parking spaces.
DECISION:	Grant Permission (Subject to Legal Agreement)

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 floors of the west facing flank walls shall be fitted with obscured glass and have fixed frames up to a height of 1.7 metres above the finished floor level, and shall be permanently retained in that condition.
- 4 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.

- 5 No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

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

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

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

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

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

- 6 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.

- 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 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using Windes or other similar programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment.
- 9 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.
- 10 Prior to commencement of development, details of levels shall be submitted to and approved in writing 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 commencement of the development details shall be approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained at all times.
- 12 Prior to the commencement of development details showing a turning layout for refuse collection vehicles entering and leaving the site shall be agreed in writing by the Local Planning Authority.
- 13 Notwithstanding the details on the approved plans, details of the refuse store, including their siting, shall be approved in writing by the Local Authority.
- 14 Notwithstanding the details shown on drawing No. JGEF.10/10, the access to the site off Manor Road shall be as shown on drawing no. 7684/003 Rev F. Parking for taxi vehicles, as shown on drawing No. 7684/003 Rev F shall be marked out and provided on site, prior to the access from Manor Road first being used.
- 15 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.
- 16 Notwithstanding the detail shown on the approved plan 7684/003 Rev. F, details of the parking layout proposed along Manor Road and at the side of the proposed access road shall be submitted to the Local Planning Authority for approval in writing. The development shall proceed with the approved details.

- 17 The proposed access onto Grange Crescent shall be laid out in accordance with the details shown on drawing no 09.07.1633. The vehicular access shall only be made available for use by emergency services vehicles and shall not be used by any other motorised vehicle.
- 19 The off-street parking areas shown on drawing nos. JGEF/10/02 and JGEF/10/10 shall be provided prior to the occupation of the development hereby approved and thereafter only be used for the parking of vehicles of the occupants, visitors and callers at the development.

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

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

Report Item No: 4

APPLICATION No:	EPF/0417/10
SITE ADDRESS:	Monkhams Inn Buckhurst Way Buckhurst Hill Essex IG9 6HY
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Erection of single storey kitchen extension and external cold store and associated mechanical ventilation. Change of finish of two gable walls to render. Erection of fixed garden umbrella.
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 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.
- 3 Prior to the commencement of development, full details of the proposed means of kitchen extraction, including details of the flue and filters, shall be submitted to and agreed in writing by the Local Planning Authority. This extraction system shall be installed and maintained in accordance with the agreed details unless otherwise approved in writing.

Report Item No: 5

APPLICATION No:	EPF/0428/10
SITE ADDRESS:	Holly House Private Hospital High Road Buckhurst Hill Essex IG9 5HX
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Existing hospital to be remodelled - partial demolition creating new radiotherapy department, goods inwards, stores etc. Enlarged staff restaurant and relocated Physio Department. Bedrooms re-configured on first and second floors increasing hospital from 42 to 52 bedrooms. New front entrance and corridor leading to redevelopment of the existing ambulance station site on Knighton Lane - providing 3 new replacement operating theatres and consulting rooms etc.
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 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 Details of foul and surface water disposal shall be submitted to and approved by the Local Planning Authority before any work commences and the development shall be implemented in accordance with such agreed details.
- 5 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.

- 6 No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

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

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

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

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

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

- 7 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) have been submitted to an approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle artefacts and structures, including signs and lighting and functional services above and below ground. Details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers / densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another

tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

8 Prior to the commencement of the development details of the proposed surface materials for the development 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 Prior to commencement of development, details of levels shall be submitted to and approved by the Local Planning Authority showing the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.

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

12 Prior to commencement of development, the provision of adequate turning and offloading facilities for delivery/construction vehicles within the limits of the site together with an adequate parking area, clear of the highway, for those employed in developing the site and wheel washing facilities shall be provided. Details to be submitted to and agreed in writing with the Local Planning Authority and implemented.

13 Prior to commencement of development, details of temporary parking arrangements for staff and those visiting the site during the construction period should be submitted to and agreed in writing with the Local Planning Authority and implemented.

- 14 The development hereby approved shall not be commenced until waiting restrictions have been implemented within the vicinity of the site to prevent on-street parking in connection with the intensification of the use of the site facilitated by the development.
- 15 The powered two wheeler/cycle parking facilities as shown on drawing number 2649/SK101 rev. C are to be provided prior to the first occupation of the development and retained at all times.
- 16 The proposed development shall not be occupied until such time as the vehicle parking bays as shown in principle on drawing numbers 2649/SK101 rev. C and 2649/SK109, including any parking spaces for the mobility impaired, have been provided. The vehicle parking bays shall accord with the requirements of the Parking Standards Design and Good Practice guide dated September 2009 and shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed in writing with the Local Planning Authority.
- 17 The development hereby approved shall not be occupied until the implementation of a Travel Plan that is previously submitted to and approved in writing by the Local Planning Authority. The Travel plan shall include a staff parking management strategy.
- 18 No development hereby approved shall take place until measures to enable the provision of implementation and monitoring of the Travel Plan, necessitated by this development and required by condition 17 of this permission, are secured. These measures are laid out in the Essex County Council letter dated 07 May 2010.
- 19 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using Windes or other similar programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment.
- 20 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 6

APPLICATION No:	EPF/0488/10
SITE ADDRESS:	Loyola Preparatory School 103 Palmerston Road Buckhurst Hill Essex IG9 5NH
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Provision of artificial playing surface and surround fencing to existing playing field. (Revised application)
DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 By reason of the height and siting, together with the variation in adjacent land levels, the proposed fence around the proposed artificial playing surface would appear excessively overbearing when seen from the rear garden of 70 Russell Road. It would therefore cause unacceptable harm to the amenities enjoyed by the occupants of that property, contrary to policy DBE9 of the Local Plan and Alterations.

Report Item No: 7

APPLICATION No:	EPF/0520/10
SITE ADDRESS:	74 and 76 Hainault Road Chigwell Essex IG7 5DH
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Single and two storey rear extensions.
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 single storey extensions hereby approved on the common boundary of 74 and 76 Hainault Road shall be commenced and completed at the same time. Within 14 days of the commencement and substantial completion of the extensions a notice shall be served on the Local Planning Authority stating that development of the extensions has commenced and that they are substantially complete, as appropriate.
- 3 The proposed ground floor window in the south facing elevation of the extension to 76 Hainault Road hereby approved shall be entirely fitted with obscure glass. Any opening part of the window shall be top hung. The window shall be permanently retained in that condition.
- 4 Materials to be used for the external finishes of the proposed extensions, shall match those of the existing buildings.

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