

## EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

**Committee:** Area Planning Subcommittee   **Date:** 29 September 2010  
South

**Place:** Roding Valley High School, Brook Road, Loughton, Essex IG10 3JA   **Time:** 7.30 - 9.40 pm

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

**Other Councillors:**

**Apologies:** R Cohen, C Finn, G Mohindra and D Wixley

**Officers Present:** S Solon (Principal Planning Officer), A Hendry (Democratic Services Officer), S G Hill (Senior Democratic Services Officer) and D Clifton (Principal Housing Officer [IT])

### 37. 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.

### 38. MINUTES

#### RESOLVED:

That the minutes of the last meeting of the Sub-Committee held on 18 August 2010 be agreed.

### 39. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor D Dodeja, Mrs J Sutcliffe, P Spencer and Ms S Watson declared a personal interest in the following items of the agenda by virtue that they were 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/1354/10, 30 Stag Lane, Buckhurst Hill
- EPF/1658/10, 30 Stag Lane, Buckhurst Hill
- EPF/90/10, TPO at Land to the rear of 66-78 Walnut Way, Buckhurst Hill

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs Richardson declared a personal interest in the following items of the agenda by virtue that she was a member of Loughton Town Council. 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/1413/10, Land Rear of Diggens Court and Vanryne House, High Road, Loughton;
- EPF/1507/10, 43 Forest View Road, Loughton;
- EPF/1782/10, Pavement outside Homebase car park, Church Hill, Loughton;
- EPF/1723/10, Rear of car park of 184-186 High Road, Loughton.

(c) Pursuant to the Council's Code of Member Conduct, Councillor R Barrett declared a personal interest in the following items of the agenda by virtue that he lived in the road and was the ward Councillor. 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:

- EPF/1413/10, Land Rear of Diggens Court and Vanryne House, High Road, Loughton;
- EPF/1723/10, Rear car park of 184-186 High Road, Loughton.

(d) Pursuant to the Council's Code of Member Conduct, Councillors B Sandler, K Chana and Mrs L Wagland declared personal interests in the following items of the agenda by virtue that they were 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 application and voting thereon:

- EPF/1325/10, 114, 116, 118 Manor Road, Chigwell;
- EPF/1689/10, Hedgeside, 132 High Road, Chigwell.

(e) Pursuant to the Council's Code of Member Conduct, Councillor K Angold-Stephens declared a personal interest in the following items of the agenda by virtue that he was a members of Loughton Town Council and for EPF/1782/10 a member of the Loughton Residents Association. The Councillor had determined that his interests were not prejudicial and he would stay in the meeting for the consideration of the application and voting thereon:

- EPF/1413/10, Land Rear of Diggens Court and Vanryne House, High Road, Loughton;
- EPF/1507/10, 43 Forest View Road, Loughton;
- EPF/1782/10, Pavement outside Homebase car park, Church Hill, Loughton.

(f) Pursuant to the Council's Code of Member Conduct, Councillor Mrs C Pond declared a personal interest in the following items of the agenda by virtue that she was a member of the Loughton Residents Association; for EPF/1413/10 a member of the Methodist Church and for EPF/1782/10 that she had commented on the pre-application consultation. The Councillor had determined that her interests were not prejudicial and she would stay in the meeting for the consideration of the application and voting thereon:

- EPF/1413/10, Land Rear of Diggens Court and Vanryne House, High Road, Loughton;
- EPF/1507/10, 43 Forest View Road, Loughton;

- EPF/1782/10, Pavement outside Homebase car park, Church Hill, Loughton.

(g) Pursuant to the Council's Code of Member Conduct, Councillor Mrs T Cochrane declared a personal interest in the following items of the agenda by virtue that she was a member of the Loughton Residents Association. 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/1413/10, Land rear of Diggens Court and Vanryne House, High Road, Loughton;
- EPF/1782/10, Pavement outside Homebase car park, Church Hill, Loughton.

(h) Pursuant to the Council's Code of Member Conduct, Councillors L Leonard and Ms Jennie Hart declared personal interests in the following items of the agenda by virtue that they were members of the Loughton Residents Association. The Councillors had determined that their interests were not prejudicial and they would stay in the meeting for the consideration of the application and voting thereon:

- EPF/1413/10, Land Rear of Diggens Court and Vanryne House, High Road, Loughton;
- EPF/1507/10, 43 Forest View Road, Loughton;
- EPF/1782/10, Pavement outside Homebase car park, Church Hill, Loughton;
- EPF/1723/10, Rear car park of 184-186 High Road, Loughton.

(i) Pursuant to the Council's Code of Member Conduct, Councillor J Markham declared a personal interest in the following item of the agenda by virtue that he was a member of the Loughton Residents Association. 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:

- EPF/1782/10, Pavement outside Homebase car park, Church Hill, Loughton.

#### **40. ANY OTHER BUSINESS**

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

#### **41. DEVELOPMENT CONTROL**

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

##### **RESOLVED:**

That the planning applications numbered 1 – 8 be determined as set out in the attached schedule to these minutes.

#### **42. CONFIRMATION OF TREE PRESERVATION ORDER EPF/90/10, LAND TO THE REAR OF 66-78 WALNUT WAY, BUCKHURST HILL**

The 'Area' Tree Preservation Order on the parcel of land boarded by the rear gardens of 66-78 Walnut Way, Station Way and the railway line not be confirmed because the area owned by London Transport are 'statutory undertakers' and are

allowed to undertake any tree work necessary irrespective of the trees protected status. Therefore it was considered inappropriate to preserve these trees.

A detailed Tree Survey had been undertaken for the area of land sold by Transport for London. The trees on this part of the site are of poor quality and as individual trees were not considered worthy of protection.

**RESOLVED:**

That the tree preservation order 90/10 was not confirmed.

**43. 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**

<b>APPLICATION No:</b>	EPF/1354/10
<b>SITE ADDRESS:</b>	30 Stag Lane Buckhurst Hill Essex IG9 5TD
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/15/98 (T1 and T2) 2 x Horse Chestnut - Fell
<b>DECISION:</b>	Grant Permission (With Conditions)

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=519501](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=519501)

## CONDITIONS

- 1 All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998 (1989) (or with any similar replacement Standard).
- 2 A replacement tree or trees shall be planted. The number, species, size and position shall all be agreed in writing by the Local Planning Authority prior to the agreed felling. The agreed replacement tree or trees shall then 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.
- 3 The felling authorised by this consent shall be carried out only after the Local Planning Authority has received, in writing, 5 working days prior notice of such works.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1656/10
<b>SITE ADDRESS:</b>	30 Stag Lane Buckhurst Hill Essex IG9 5TD
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	New vehicle crossover.
<b>DECISION:</b>	Grant Permission (With Conditions)

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=520500](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=520500)

**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 any works commencing on site details of the planting of replacement trees shall be submitted to and approved by the local planning authority. The replacement trees shall be planted within one month of the date of approval of these details, and if in the future any replacement then becomes diseased or needs to be removed it shall be replaced with a similar type of tree.
- 3 The vehicular access hereby approved shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall not be less than 2.4 metres, shall be retained at that width into the site, and shall be provided with an appropriate dropped kerb vehicular crossing of the footway.
- 4 No gates or other form of enclosure shall be erected or placed across the access hereby approved.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1325/10
<b>SITE ADDRESS:</b>	114,116,118 Manor Road Chigwell Essex IG7 5PW
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village Grange Hill
<b>DESCRIPTION OF PROPOSAL:</b>	Extension of time limit on planning permission EPF/1824/07 allowed on appeal PINS ref APP/J1535/A/07/2057133 (Replacement of 3 no. existing detached dwellings with the erection of 11 no. residential apartments.)
<b>DECISION:</b>	Grant Permission (With Conditions)

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=519424](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=519424)

**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 No development shall take place until details indicating the form and nature of the glazing and of any opening lights of all windows in the east and west elevations of each of the apartment blocks has been submitted to and approved in writing by the Local Planning Authority. The windows shall be installed in accordance with the approved details and shall thereafter be maintained in that form.
- 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 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any of the apartments hereby permitted. The landscape management plan shall be carried out as approved.
- 7 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any of the apartments hereby permitted or in accordance with the programme of implementation agree with the Local Planning Authority.
- 8 No development shall take place until a schedule of landscape maintenance for a minimum of 5 years has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved schedule
- 9 Development shall not begin until details of the junction between the proposed access and the highway have been submitted and approved by the Local Planning Authority. The details shall include pedestrian visibility splays to either side of the access which shall have no obstruction to visibility above 600mm above finished ground level at any time. None of the apartments shall be occupied until that junction has been constructed in accordance with the approved details.
- 10 Prior to first occupation of the development hereby approved, the cycle parking shown on the approved plans shall be implemented on site and retained thereafter.
- 11 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.
- 12 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.
- 13 The balcony screens proposed on the rear elevation of the buildings hereby approved, shall be as shown on the approved plans and shall be built into the building before first occupation of any of the flats and retained permanently thereafter.
- 14 The development hereby approved shall be required to meet Code Level 3\* of the Code for Sustainable Homes assessment for residential development or as may be agreed by the Local Planning Authority demonstrating incorporation of energy conservation in the form of a Sustainability Report.
- 15 No less than two of the proposed apartments shall be constructed in accordance with Lifetime Homes standards of the Joseph Rowntree Foundation.



- 16 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority details indicating visitor parking arrangements and the details of the position and opening arrangements of any gate to be installed in access drive. Development shall be carried out in accordance with the approved details.
- 17 No construction or demolition works or ancillary operations, including deliveries or other commercial vehicles visiting the site, shall take place which are audible at the boundary of the site with 112 Manor Road or with Montpellier House outside the hours of 7:30 to 18:30 on Monday to Friday and 08:00 to 13:00 on Saturday and at no time on any Sunday or Public or Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 18 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.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/1413/10
<b>SITE ADDRESS:</b>	Land Rear Of Diggens Court And Vanryne House High Road Loughton Essex
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	Extension of time limit on planning permission EPF/0181/05 granted on appeal. (Erection of three storey block of 12 flats with parking at ground level).
<b>DECISION:</b>	Grant Permission (With Conditions)

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=519709](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=519709)

**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 Before any part of the development hereby permitted is occupied the glazed areas of the entrance lobby shall be permanently glazed with obscured glass that has been approved under the provisions of condition 2.
- 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 Before any part of the development hereby permitted is occupied, the parking areas shown on the approved plans shall be provided and thereafter retained solely for the parking of motor vehicles used by the occupiers of the development hereby permitted, Diggens Court and Vanryn House and/or their visitors.
- 6 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate that adjacent properties shall not be subject to increased flood risk and, dependant upon the capacity of the receiving drainage, shall include calculations of any increased storm run-off and the necessary on-site detention. The approved measures shall be carried out 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.

- 7 No development shall take place, including site clearance or other preparatory work, until all details relevant to the implementation of hard and soft landscape works and tree planting, hereafter called the Landscape Method Statement, have been submitted to the LPA, and the development shall not commence until the Landscape Method Statement has been approved by the LPA in writing. All landscape works shall be undertaken in accordance with the approved details, unless the LPA has given its prior written consent to any variation.

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

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

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

- 8 Before the development hereby permitted is commenced, details of a scheme for the on-site storage of refuse generated by the development shall be submitted to and approved in writing by the Local Planning Authority and the scheme shall be implemented in accordance with the approved details prior to occupation of any part of the development and thereafter retained.
- 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 The headroom in the internal parking area of the development hereby permitted shall not be less than 2.5 metres, which dimensions shall be clear of any encroachments such as pipes, trunking and vents.

- 11 Before the development hereby permitted is commenced, details of secure/covered bicycle and motorcycle parking/storage for the use of occupiers of the development shall be submitted to and approved in writing by the Local Planning Authority, and the bicycle and motorcycle parking/storage shall be provided in accordance with the approved details prior to the occupation of any part of the development and shall thereafter be retained.
- 12 There shall be no obstruction to vehicular traffic crossing the site between the High Road and Wesley Hall, Loughton Methodist Church, and Vanryne House at any time during the construction of the development hereby approved and thereafter.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/1507/10
<b>SITE ADDRESS:</b>	43 Forest View Road Loughton Essex IG10 4DY
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing 4 bedroom detached house and erection of new 6 bedroom detached house and raised patio to rear. (Revised application)
<b>DECISION:</b>	Grant Permission (With Conditions)

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=520029](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=520029)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development shall be carried out in accordance with the amended plans received on 14 September 2010 unless otherwise agreed in writing with the Local Planning Authority.
- 3 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Classes A and B shall be undertaken without the prior written permission of the Local Planning Authority.
- 4 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.
- 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 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.

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

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

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

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

- 8 Prior to commencement of development, 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.
- 9 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.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/1689/10
<b>SITE ADDRESS:</b>	Hedgeside 132 High Road Chigwell Essex IG7 5BQ
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing dwelling and erection of a replacement detached dwelling house.
<b>DECISION:</b>	Refuse Permission

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=520586](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=520586)

Following consideration of the submitted plans Members found the building proposed would have an unsympathetic design that would relate poorly to its neighbours. Members were particularly concerned about its proximity to site boundaries with 130 and 134 High Road, its relationship to the existing houses at those properties and the design of the part of the building adjacent to 134 High Road. Some concern was also expressed about the depth of the proposed house in relation to 130 High Road. Consequently it was resolved to refuse to grant planning permission on the grounds that the development amounted to poor design.

**REASON FOR REFUSAL**

- 1 The proposed house would have an unsympathetic and over-bulky appearance that would result in an unsatisfactory relationship to its immediate neighbours. It would appear disproportionately wide in relation to the width of the site which, together with its appearance of bulk and the close proximity of adjacent houses, would give the development a cramped appearance.

The proposed house would present a tall and deep mass of brick to its south-western flank, which would appear excessively dominant. The narrow and relatively tall south-eastern element of the house would not appear sufficiently subordinate to the main house, exacerbating its over-dominant appearance on the boundary with 134 High Road.

As a consequence the proposed development amounts to a poor design contrary to policies CP2 (iv), CP3 (v), CP7 and DBE1 of the adopted Local Plan and Alterations.

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/1782/10
<b>SITE ADDRESS:</b>	Pavement outside Homebase Car Park Church Hill Loughton Essex IG10
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Johns
<b>DESCRIPTION OF PROPOSAL:</b>	Telecommunications installation comprising the replacement of an existing 9.4m high Vodafone replica telegraph pole with a 12.5m high replica pole in the same position to be used by both Vodafone and 02. Together with replacement of existing ground level Vodafone cabinet with Vodafone/02 vulcan cabinet.
<b>DECISION:</b>	Permission Required and Granted

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=521006](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521006)



**Report Item No: 8**

<b>APPLICATION No:</b>	EPF/1723/10
<b>SITE ADDRESS:</b>	Rear car park of 184-186 High Road Loughton Essex IG10 1DN
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	Extension of time limit on planning approval on EPF/1857/07. (Erection of three storey building to provide four 2 bed units and one 1 bed unit)
<b>DECISION:</b>	Grant Permission (With Conditions)

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=520748](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=520748)

**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 commencement of development further details of the north-eastern and south-western flank elevations shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with those approved details.
- 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 Prior to first occupation of the building hereby approved details illustrating the proposed vehicle parking, including secure covered parking for cycles, shall be submitted for approval by the Local Planning Authority. The details shall be laid out as agreed and the parking area shown on the approved plan shall be retained free of obstruction for the parking of residents, staff and visitors vehicles unless the Local Planning Authority gives its written consent to any variation.
- 6 No development shall take place until measures to enable a contribution of £10,000 towards the Loughton Town Centre Enhancement Scheme are secured with the Local Planning Authority (see informative) and appropriate arrangements to preclude residents from applying for a parking permit in the Clifton Road Residents Parking Zone.