

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 29 February 2012
South

Place: Roding Valley High School, Brook Road, Loughton, Essex IG10 3JA **Time:** 7.30 - 10.10 pm

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

Other Councillors: -

Apologies: K Chana, A Lion, Mrs J Sutcliffe and H Ulkun

Officers Present: N Richardson (Assistant Director (Development Control)), K Smith (Senior Planning Officer), G J Woodhall (Democratic Services Officer), A Hendry (Democratic Services Officer) and M Jenkins (Democratic Services Assistant)

67. 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.

68. 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.

69. MINUTES

Resolved:

(1) That the minutes of the meeting held on 1 February 2012 be taken as read and signed by the Chairman as a correct record.

70. DECLARATIONS OF INTEREST

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

- EPF/0143/11 5 Stradbroke Park, Tomswood Road, Chigwell.

(b) Pursuant to the Council's Code of Member Conduct, Councillors J Knapman, G Mohindra, B Sandler and Mrs L Wagland declared a personal interest in the following items of the agenda, by virtue of being a member 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 application and voting thereon:

- EPF/0143/12 5 Stradbroke Park, Tomswood Road, Chigwell;
- EPF/2103/11 Beagles Hut, Retreat Way, Chigwell;
- EPF/2300/11 Brookside Garage, Gravel Lane, Chigwell;
- EPF/2310/11 144 Manor Road, Chigwell;
- EPF/2501/11 106 Lambourne Road, Chigwell; and
- EPF/2526/11 West Hatch High School, High Road, Chigwell.

(c) Pursuant to the Council's Code of Member Conduct, Councillor D Wixley declared a personal interest in the following item of the agenda, by virtue of being a former player for Buckhurst Hill Football Club, and knowing the applicant and one of the objectors. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2342/11 Buckhurst Hill Football Club, Roding Lane, Buckhurst Hill.

(d) Pursuant to the Council's Code of Member Conduct, Councillor D Dodeja declared a personal interest in the following item of the agenda, by virtue of his Grandson playing football at the ground. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2342/11 Buckhurst Hill FC, Roding Lane, Buckhurst Hill.

(e) Pursuant to the Council's Code of Member Conduct, Councillor Ms S Watson 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 her interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2342/11 Buckhurst Hill FC, Roding Lane, Buckhurst Hill;
- EPF/0050/12 29 Russell Road, Buckhurst Hill; and
- EPF/0066/12 29 The Meadway, Buckhurst Hill.

(f) Pursuant to the Council's Code of Member Conduct, Councillor D Wixley declared a personal interest in the following item of the agenda, by virtue of being a member of Loughton Town Council. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2433/11 T11 Site, Langston Road, Loughton; and
- EPF/2473/11 26 Broadstrood, Loughton.

(g) Pursuant to the Council's Code of Member Conduct, Councillor G Mohindra declared a personal interest in the following item of the agenda, by virtue of being the Portfolio Holder responsible for the adjoining land owned by the Council. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/2433/11 T11 Site, Langston Road, Loughton.

(h) Pursuant to the Council's Code of Member Conduct, Councillor J Knapman declared a personal interest in the following item of the agenda, by virtue of being the Portfolio Holder that sold the T11 site to Polofind Limited. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2433/11 T11 Site, Langston Road, Loughton.

(i) 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 of being a member of Loughton Town Council. 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/2433/11 T11 Site, Langston Road, Loughton; and
- EPF/2473/11 26 Broadstrood, Loughton.

(j) Pursuant to the Council's Code of Member Conduct, Councillor C Finn declared a personal interest in the following items of the agenda, by virtue of being a member of Loughton Residents Association. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2433/11 T11 Site, Langston Road, Loughton;
- EPF/2439/11 2 Lower Park Road, Loughton;
- EPF/2440/11 2 Lower Park Road, Loughton; and
- EPF/2473/11 26 Broadstrood, Loughton.

(k) Pursuant to the Council's Code of Member Conduct, Councillor Mrs P Richardson declared a personal interest in the following items of the agenda, by virtue of being a member of Loughton Town Council. 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/2433/11 T11 Site, Langston Road, Loughton;
- EPF/2439/11 2 Lower Park Road, Loughton;
- EPF/2440/11 2 Lower Park Road, Loughton;
- EPF/2473/11 26 Broadstrood, Loughton; and
- EPF/2509/11 Land adj to 16 Grasmere Close, Loughton.

(l) 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 of being a member of Loughton Town Council. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2439/11 2 Lower Park Road, Loughton;
- EPF/2473/11 26 Broadstrood, Loughton; and
- EPF/2509/11 Land adj to 16 Grasmere Close, Loughton.

(m) 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 of being a member of Loughton Residents Association. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2439/11 2 Lower Park Road, Loughton; and
- EPF/2509/11 Land adj to 16 Grasmere Close, Loughton.

(n) Pursuant to the Council's Code of Member Conduct, Councillor Mrs C Pond and D Wixley declared a personal interest in the following items of the agenda, by virtue of being a member of Loughton Town Council and 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/2439/11 2 Lower Park Road, Loughton;
- EPF/2440/11 2 Lower Park Road, Loughton; and
- EPF/2473/11 26 Broadstrood, Loughton.

(o) Pursuant to the Council's Code of Member Conduct, Councillors Ms T Cochrane, R Cohen, Ms J Hart, L Leonard and J Markham declared a personal interest in the following items of the agenda, by virtue of being a member of 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/2439/11 2 Lower Park Road, Loughton;
- EPF/2440/11 2 Lower Park Road, Loughton and
- EPF/2509/11 Land adj to 16 Grasmere Close, Loughton.

(p) Pursuant to the Council's Code of Member Conduct, Councillor D Dodeja declared a personal interest in the following item of the agenda. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/0050/12 29 Russell Road, Buckhurst Hill.

(q) Pursuant to the Council's Code of Member Conduct, Councillor P Spencer declared a personal interest in the following item of the agenda. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/0050/12 29 Russell Road, Buckhurst Hill.

(r) 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 not being perceived as impartial due to recent literature naming one of the addresses as being a member of a political team. The Councillor had determined that her interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/0050/12 29 Russell Road, Buckhurst Hill.

71. ANY OTHER BUSINESS

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

72. DEVELOPMENT CONTROL

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

Resolved:

(1) That the planning applications numbered 1 – 14 be determined as set out in the attached schedule to these minutes.

73. 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

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Minute Item 72

Report Item No: 1

APPLICATION No:	EPF/0143/12
SITE ADDRESS:	5 Stradbroke Park Tomswood Road Chigwell Essex IG7 5QL
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	TPO/EPF/54/08 T1 - Dawn Redwood - Fell
DECISION:	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=534566

CONDITIONS:

1. 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.
2. All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998 (2010) (or with any similar replacement Standard).

Report Item No: 2

APPLICATION No:	EPF/2103/11
SITE ADDRESS:	Beagles Hut Retreat Way Chigwell Essex IG7 6EL
PARISH:	Chigwell
WARD:	Chigwell Row
DESCRIPTION OF PROPOSAL:	Variation of condition 7 ' no windows other than any shown' of planning approval EPF/2003/10 (Minor material amendment on EPF/0485/09 (detached house), numerous alterations including addition of basement level)
DECISION:	Refused

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=532019

REASONS FOR REFUSAL:

1. The proposed first floor window addition and alterations would result in undue overlooking and loss of privacy to neighbouring residential property, contrary to policy DBE2 and DBE9 of the Councils Adopted Local Plan.

Report Item No: 3

APPLICATION No:	EPF/2300/11
SITE ADDRESS:	Brookside Garage Gravel Lane Chigwell Essex IG7 6DQ
PARISH:	Chigwell
WARD:	Chigwell Village Lambourne
DESCRIPTION OF PROPOSAL:	Erection of replacement workshop and resurfacing existing yard.
DECISION:	Referred to District Development Control Committee

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=532683

APPLICATION REFERRED TO DISTRICT DEVELOPMENT CONTROL COMMITTEE, WITH A RECOMMENDATION TO GRANT PERMISSION:

Members considered that the new building would not be conspicuous from within the Green Belt or harmful to the street scene. It is an existing employment site and the additional MOT facility would benefit the local rural economy. However, as it would be contrary to the green belt policy of the Local Plan, the application be referred to District Development Control Committee with a recommendation to grant planning permission, subject to suggested conditions by the planning officer.

Report Item No: 4

APPLICATION No:	EPF/2310/11
SITE ADDRESS:	144 Manor Road Chigwell Essex IG7 5PX
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Minor material amendment - Alterations to approved plans of planning permission EPF/0139/08 (Reserved matters application for 10 flats.). Amendments involve additional accommodation in the second floor (roof plan), new terraced areas at first and second floor levels and alterations to the approved fenestration.
DECISION:	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=532725

CONDITIONS:

1. The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 07.125.01, 07.125.02 rev.G, 07.125.03 rev.J, 07.125.04 rev.J, 07.125.05 rev.G, 07.125.06 rev.J, 07.125.07 rev.G, 07.125.08 rev.C, 07.125.09 rev.F, and 07.125.11. Supporting Design and Access Statement November 2011, including the retention of obscure glazing where it is indicated on the approved plans.

Report Item No: 5

APPLICATION No:	EPF/2342/11
SITE ADDRESS:	Buckhurst Hill Football Club Roding Lane Buckhurst Hill Essex IG9 6BJ
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Retention of the erection/installation of palisade fencing and gated entrance/exit to Football pitch area.
DECISION:	Refused

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=532849

REASONS FOR REFUSAL:

1. The fencing and gates, due to its inappropriate height, design and position is unsightly and therefore harms the openness of this part of the Metropolitan Green Belt, contrary to policies CP2, GB2A and GB7A of the Adopted Local Plan.

Report Item No: 6

APPLICATION No:	EPF/2433/11
SITE ADDRESS:	T11 Site Langston Road Loughton Essex IG10 3TH
PARISH:	Loughton
WARD:	Loughton Broadway
DESCRIPTION OF PROPOSAL:	Application to extend the period of time for commencement of planning permission granted under reference EPF/1884/08 (Reserved matters application for proposed Data Centre. (Mixed B1/ B8) - Details of access, appearance, layout and scale)
DECISION:	Deferred

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=533224

DEFERRED:

The committee deferred making a decision on this application until after the outcome of whether the National Planning Casework Unit decide to call-in the decision of this Council's resolution to grant of planning permission for EPF/2580/10 that relates to this site.

Report Item No: 7

APPLICATION No:	EPF/2439/11
SITE ADDRESS:	2 Lower Park Road Loughton Essex IG10 4NA
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Minor material amendment to planning permission EPF/2024/06 (erection of 8 flats) including raising the roof over 'flat 4' to allow space in the roof to be used as part of residential duplex unit.
DECISION:	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=533260

CONDITIONS:

1. The development hereby amended by this approval shall have been commenced within a period of three years of the original permission for the development; that is by 29 October 2010.
2. The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 1209/121C, 1209/122B, 1209/204h, the details of measures to be taken to prevent material from vehicles leaving the site being deposited on the public highway approved under decision ref. EPF/1908/10, the landscaping works approved under decision ref. EPF/1908/10 and the material details approved under decision ref. EPF/2215/11.
3. The details of measures to be taken to prevent material from vehicles leaving the site being deposited on the public highway approved under decision ref. EPF/1908/10 shall be carried out and retained for the duration of the construction period.
4. The landscaping works approved under decision ref. EPF/1908/10 shall be carried out in accordance with the details approved and the timetable for their implementation approved under that decision. Any trees or plants which, within a period of 5 years from the date of planting, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the Local Planning Authority gives written approval to any variation.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no windows or dormer windows other than those expressly authorised by this permission shall be constructed in or on the north-east or south-east facing elevations of the building.
6. None of the flats shall be occupied until the areas shown for the parking and manoeuvring of vehicles on drawing No. 1209/204h have been surfaced in accordance with the details approved under decision ref. EPF/2215/11. The parking and manoeuvring areas shall thereafter be permanently retained for use by vehicles, as approved.
7. No gates shall be erected at the vehicular access to the site or across the car parking area shown on drawing No. 1209/204h without the prior written permission of the Local Planning Authority.

Report Item No: 8

APPLICATION No:	EPF/2440/11
SITE ADDRESS:	2 Lower Park Road Loughton Essex IG10 4NA
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Minor amendment applications to planning permission EPF/2024/06 (erection of 8 flats) for 1) omission of side window to Flat 1 2) Entrance hall door revised, 3) Bay to Flats 1 and 2 added, 4) reduction of kitchen window heights, 5) window fan lights to have one cross, not two, 6) front bay window subdivision to Flats 3 and 6, 7) increase in storey height by 170mm to eaves and 330mm to ridge, 8) internal layouts as construction drawings, 9) external works layout changes, 10) AOV to roof and 11) material changes.
DECISION:	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=533261

CONDITIONS:

1. The development hereby approved shall have been commenced within a period of three years of the original permission for the development; that is by 29 October 2010.
2. The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 1209/121D1209/204h, 1209/205E, 1209/208D, 1209/212A the details of measures to be taken to prevent material from vehicles leaving the site being deposited on the public highway approved under decision ref. EPF/1908/10, the landscaping works approved under decision ref. EPF/1908/10 and the material details approved under decision ref. EPF/2215/11.
3. The details of measures to be taken to prevent material from vehicles leaving the site being deposited on the public highway approved under decision ref. EPF/1908/10 shall be carried out and retained for the duration of the construction period.
4. The landscaping works approved under decision ref. EPF/1908/10 shall be carried out in accordance with the details approved and the timetable for their implementation approved under that decision. Any trees or plants which, within a period of 5 years from the date of planting, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species, unless the Local Planning Authority gives written approval to any variation.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no windows or dormer windows other than those expressly authorised by this permission shall be constructed in or on the north-east or south-east facing elevations of the building.
6. None of the flats shall be occupied until the areas shown for the parking and manoeuvring of vehicles on drawing No. 1209/204h have been surfaced in accordance with the details approved under decision ref. EPF/2215/11. The parking and manoeuvring areas shall thereafter be permanently retained for use by vehicles, as approved.
7. No gates shall be erected at the vehicular access to the site or across the car parking area shown on drawing No. 1209/204h without the prior written permission of the Local Planning Authority.

Report Item No: 9

APPLICATION No:	EPF/2473/11
SITE ADDRESS:	26 Broadstrood Loughton Essex IG10 2SB
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Ground floor and first floor rear extension with patio area, loft conversion and extension, front extension to garage to form entrance porch.
DECISION:	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=533388

CONDITIONS:

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
2. Prior to first occupation of the loft conversion component of the development hereby approved, the proposed window openings (rooflights) in the side facing roof slopes of the two-storey rear extension nearest the site boundaries with 24 and 28 Broadstrood shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
3. Materials to be used for the external finishes of the proposed development, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
4. All construction/demolition works and ancillary operations, including vehicle movement on 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: 10

APPLICATION No:	EPF/2501/11
SITE ADDRESS:	106 Lambourne Road Chigwell Essex IG7 6EJ
PARISH:	Chigwell
WARD:	Chigwell Row
DESCRIPTION OF PROPOSAL:	Extension of time limit to planning permission EPF/2027/08. (Which gave approval to two storey extensions to the front, side and rear, and single storey extensions to side and rear)
DECISION:	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=533454

CONDITIONS:

1. The development hereby permitted must be begun not later than the expiration of two years beginning with the date of this notice.
2. Materials to be used for the external finishes of the proposed development, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
3. Prior to first occupation of the development hereby approved, the proposed window openings in the east side elevation at first floor level shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.

Report Item No: 11

APPLICATION No:	EPF/2509/11
SITE ADDRESS:	Land adjacent to 16 Grasmere Close Loughton Essex IG10 1SL
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	New dwelling. (Revised application)
DECISION:	Refused

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=533496

REASONS FOR REFUSAL:

1. The proposed dwelling, by reason of its scale, inappropriate design and use of materials, would fail to harmonise with existing dwellings within the cul-de-sac, resulting in an adverse impact upon the street scene, contrary to policies CP2, DBE1 and DBE3 of the Adopted Local Plan and Alterations.

Report Item No: 12

APPLICATION No:	EPF/2526/11
SITE ADDRESS:	West Hatch High School High Road Chigwell Essex IG7 5BT
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Outline application for the demolition of an existing sports pavilion and a caretakers house and the construction of a new residential development, consisting of a new caretakers flat and seven other flats in a new residential building and the construction of a new sports hall building.
DECISION:	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=533557

REASON FOR REFUSAL:

1. The site lies within the Metropolitan Green Belt where there is a presumption against inappropriate development except in very special circumstances. The proposal for the residential development is inappropriate development. Whilst the applicant has advanced a case of very special circumstances in order to allow funding for the sports hall, this does not amount to very exceptional circumstances in this case such that it would be sufficient to outweigh the normal presumption against inappropriate development. The proposals are therefore contrary to the advice contained in Planning Policy Guidance Note 2 and would conflict with policy GB2A of the Adopted Local Plan and Alterations.
2. The location and siting of the proposed residential block together with associated car park areas, makes inadequate provision for the retention of trees and inadequate provision for landscaping, contrary to Policies LL10 and LL11 of the Adopted Local Plan and Alterations.
3. The plan layout and design of the new residential block will introduce a visually prominent building that, due to its overall height, mass, siting and layout, will result in a very large and conspicuous building within the Green Belt that will harm the openness and rural character, contrary to policies DBE4, CP2 and GB7A of the Adopted Local Plan and Alterations.
4. The applicant has not provided any supporting information to allow a proper examination of established habitats/ wildlife and whether there are any protected species at this site. Due to the lack of information, the proposal fails to comply with policy NC4 of the Adopted Local Plan and Alterations.

Report Item No: 13

APPLICATION No:	EPF/0050/12
SITE ADDRESS:	29 Russell Road Buckhurst Hill Essex IG9 5QJ
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Two storey rear extension.
DECISION:	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=534161

CONDITIONS:

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
2. Materials to be used for the external finishes of the proposed development, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 14

APPLICATION No:	EPF/0066/12
SITE ADDRESS:	29 The Meadway Buckhurst Hill Essex IG9 5PG
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Rear and side two storey extension.
DECISION:	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=534204

CONDITIONS:

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
2. Materials to be used for the external finishes of the proposed development, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
3. Prior to first occupation of the development hereby approved, the proposed two window opening(s) in the first floor east flank elevation, shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.