

# Committee Agenda



## Epping Forest District Council

### **AREA PLANNING SUBCOMMITTEE SOUTH** **Wednesday, 27th June, 2012**

**Place:** Roding Valley High School  
Brook Road, Loughton, Essex IG10 3JA

**Room:** Dining Hall

**Time:** 7.30 pm

**Democratic Services Officer:** Gary Woodhall  
The Office of the Chief Executive  
Tel: 01992 564470  
Email: [democraticservices@eppingforestdc.gov.uk](mailto:democraticservices@eppingforestdc.gov.uk)

**Members:**

Councillors J Hart (Chairman), Ms S Watson (Vice-Chairman), K Angold-Stephens, G Chambers, K Chana, Mrs T Cochrane, R Cohen, C Finn, L Girling, Ms J Hart, J Knapman, L Leonard, A Lion, H Mann, J Markham, G Mohindra, S Murray, Mrs C Pond, B Sandler, Mrs T Thomas, H Ulkun, Mrs L Wagland, D Wixley and N Wright

**A PLAN SHOWING THE LOCATION OF RODING VALLEY HIGH SCHOOL IS ATTACHED TO THIS AGENDA. A BRIEFING WILL BE HELD FOR THE CHAIRMAN, VICE-CHAIRMAN AND GROUP SPOKESPERSONS OF THE SUB-COMMITTEE, AT 6.30 P.M. PRIOR TO THE MEETING**

**WEBCASTING NOTICE**

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

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

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

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

**1. WEBCASTING INTRODUCTION**

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

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

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

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

**2. ADVICE TO PUBLIC AND SPEAKERS AT COUNCIL PLANNING SUBCOMMITTEES (Pages 5 - 10)**

General advice to people attending the meeting is attached together with a plan showing the location of the meeting.

**3. MINUTES (Pages 11 - 24)**

To confirm the minutes of the last meeting of the Sub-Committee, held on 30 May 2012.

**4. APOLOGIES FOR ABSENCE**

**5. DECLARATIONS OF INTEREST**

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

**6. ANY OTHER BUSINESS**

Section 100B(4)(b) of the Local Government Act 1972, together with paragraphs 6 and 25 of the Council Procedure Rules contained in the Constitution requires that the permission of the Chairman be obtained, after prior notice to the Chief Executive, before urgent business not specified in the agenda (including a supplementary agenda of which the statutory period of notice has been given) may be transacted.

In accordance with Operational Standing Order 6 (non-executive bodies), any item raised by a non-member shall require the support of a member of the Committee concerned and the Chairman of that Committee. Two weeks' notice of non-urgent items is required.

**7. DEVELOPMENT CONTROL (Pages 25 - 60)**

(Director of Planning and Economic Development) To consider planning applications as set out in the attached schedule.

Background Papers

(i) Applications for determination – applications listed on the schedule, letters of representation received regarding the applications which are summarised on the schedule.

(ii) Enforcement of Planning Control – the reports of officers inspecting the properties listed on the schedule in respect of which consideration is to be given to the enforcement of planning control.

**8. PROBITY IN PLANNING - APPEAL DECISIONS, OCTOBER 2011 TO MARCH 2012 (Pages 61 - 68)**

(Director of Planning & Economic Development) To consider the attached report.

**9. DELEGATED DECISIONS**

(Director of Planning and Economic Development) Schedules of planning applications determined by the Head of Planning and Economic Development under delegated powers since the last meeting of a Plans Subcommittee may be inspected in the Members Room or at the Planning and Economic Development Information Desk at the Civic Offices, Epping.

**10. EXCLUSION OF PUBLIC AND PRESS**

Exclusion

To consider whether, under Section 100(A)(4) of the Local Government Act 1972, the public and press should be excluded from the meeting for the items of business set out below on grounds that they will involve the likely disclosure of exempt information as defined in the following paragraph(s) of Part 1 of Schedule 12A of the Act (as amended) or are confidential under Section 100(A)(2):

<b>Agenda Item No</b>	<b>Subject</b>	<b>Exempt Information Paragraph Number</b>
Nil	Nil	Nil

The Local Government (Access to Information) (Variation) Order 2006, which came into effect on 1 March 2006, requires the Council to consider whether maintaining the exemption listed above outweighs the potential public interest in disclosing the information. Any member who considers that this test should be applied to any currently exempted matter on this agenda should contact the proper officer at least 24 hours prior to the meeting.

Confidential Items Commencement

Paragraph 9 of the Council Procedure Rules contained in the Constitution require:

- (1) All business of the Council requiring to be transacted in the presence of the press and public to be completed by 10.00 p.m. at the latest.
- (2) At the time appointed under (1) above, the Chairman shall permit the completion of debate on any item still under consideration, and at his or her discretion, any other remaining business whereupon the Council shall proceed to exclude the public and press.

- (3) Any public business remaining to be dealt with shall be deferred until after the completion of the private part of the meeting, including items submitted for report rather than decision.

Background Papers

Paragraph 8 of the Access to Information Procedure Rules of the Constitution define background papers as being documents relating to the subject matter of the report which in the Proper Officer's opinion:

- (a) disclose any facts or matters on which the report or an important part of the report is based; and
- (b) have been relied on to a material extent in preparing the report and does not include published works or those which disclose exempt or confidential information (as defined in Rule 10) and in respect of executive reports, the advice of any political advisor.

Inspection of background papers may be arranged by contacting the officer responsible for the item.

## **Advice to Public and Speakers at Council Planning Subcommittees**

### **Are the meetings open to the public?**

Yes all our meetings are open for you to attend. Only in special circumstances are the public excluded.

### **When and where is the meeting?**

Details of the location, date and time of the meeting are shown at the top of the front page of the agenda along with the details of the contact officer and members of the Subcommittee.

### **Can I speak?**

If you wish to speak **you must register with Democratic Services by 4.00 p.m. on the day before the meeting.** Ring the number shown on the top of the front page of the agenda. Speaking to a Planning Officer will not register you to speak, you must register with Democratic Service. Speakers are not permitted on Planning Enforcement or legal issues.

### **Who can speak?**

Three classes of speakers are allowed: One objector (maybe on behalf of a group), the local Parish or Town Council and the Applicant or his/her agent.

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

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

### **What can I say?**

You will be allowed to have your say about the application but you must bear in mind that you are limited to three minutes. At the discretion of the Chairman, speakers may clarify matters relating to their presentation and answer questions from Sub-Committee members.

If you are not present by the time your item is considered, the Subcommittee will determine the application in your absence.

### **Can I give the Councillors more information about my application or my objection?**

**Yes you can but it must not be presented at the meeting.** If you wish to send further information to Councillors, their contact details can be obtained through Democratic Services or our website [www.eppingforestdc.gov.uk](http://www.eppingforestdc.gov.uk). Any information sent to Councillors should be copied to the Planning Officer dealing with your application.

### **How are the applications considered?**

The Subcommittee will consider applications in the agenda order. On each case they will listen to an outline of the application by the Planning Officer. They will then hear any speakers' presentations.

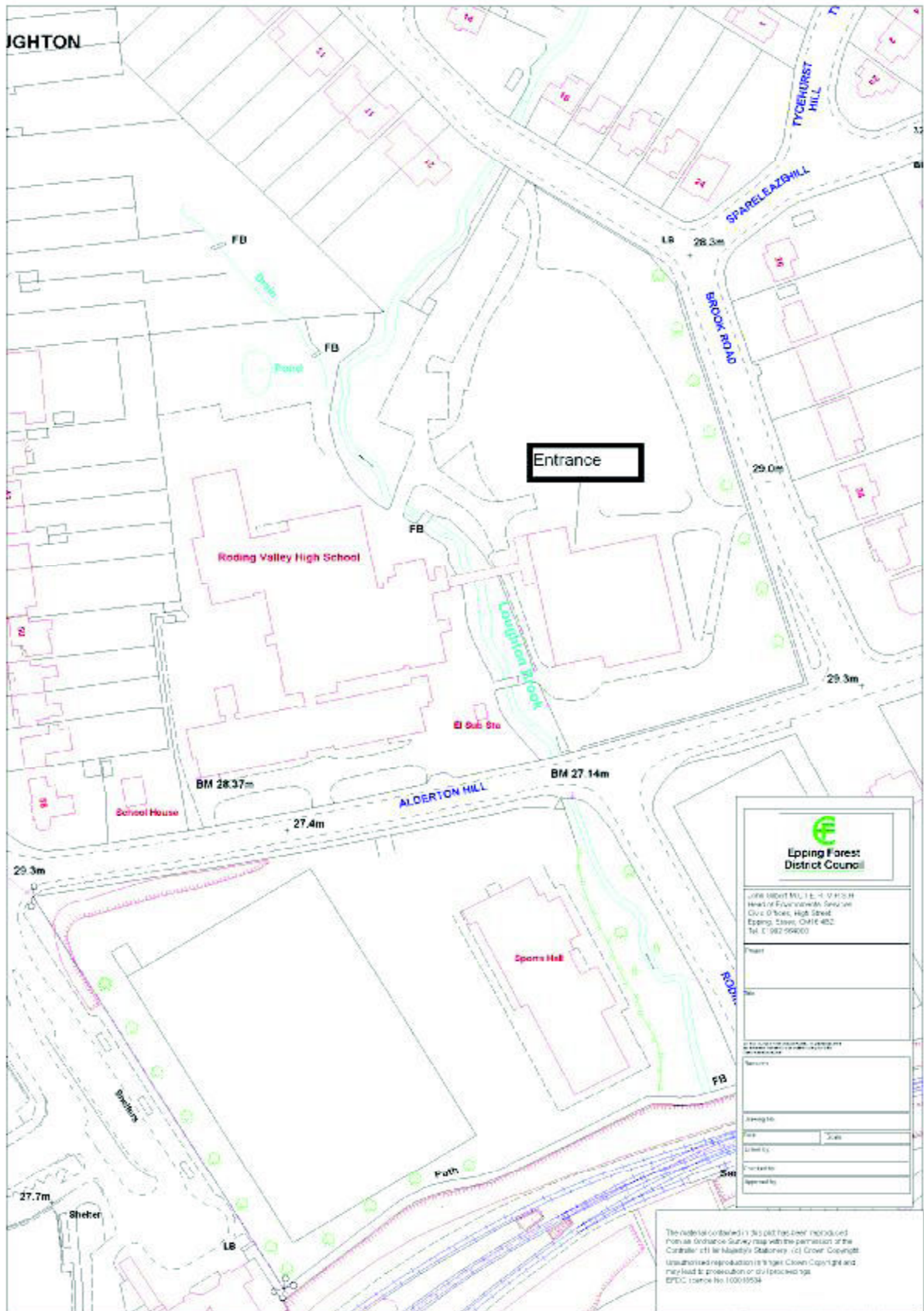
The order of speaking will be (1) Objector, (2) Parish/Town Council, then (3) Applicant or his/her agent. The Subcommittee will then debate the application and vote on either the recommendations of officers in the agenda or a proposal made by the Subcommittee. Should the Subcommittee propose to follow a course of action different to officer recommendation, they are required to give their reasons for doing so.

The Subcommittee cannot grant any application, which is contrary to Local or Structure Plan Policy. In this case the application would stand referred to the next meeting of the District Development Control Committee.

### **Further Information?**

Can be obtained through Democratic Services or our leaflet 'Your Choice, Your Voice'

# Area Plans Subcommittee South – Location Plan



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Area Planning Subcommittee South 2012-13  
Members of the Committee:



Cllr James Hart	Cllr Watson	Cllr Angold-Stephens	Cllr Chambers	Cllr Chana	Cllr Cochrane
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Cllr Cohen	Cllr Girling	Cllr Finn	Cllr Jennie Hart	Cllr Knapman	Cllr Leonard
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Cllr Lion	Cllr Mann	Cllr Markham	Cllr Mohindra	Cllr Pond	Cllr Murray
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Cllr Sandler	Cllr Thomas	Cllr Ulkun	Cllr Wagland	Cllr Wixley	Cllr Wright
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## EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

**Committee:** Area Planning Subcommittee **Date:** 30 May 2012  
South

**Place:** Roding Valley High School, Brook Road, Loughton, Essex IG10 3JA **Time:** 7.30 - 9.32 pm

**Members Present:** J Hart (Chairman), Ms S Watson (Vice-Chairman), K Angold-Stephens, G Chambers, Mrs T Cochrane, R Cohen, C Finn, Ms J Hart, J Knapman, H Mann, G Mohindra, Mrs C Pond, B Sandler, Mrs T Thomas, Mrs L Wagland and N Wright

**Other Councillors:**

**Apologies:** K Chana, L Girling, A Lion, J Markham, S Murray and D Wixley

**Officers Present:** S Solon (Principal Planning Officer), S G Hill (Senior Democratic Services Officer), G J Woodhall (Democratic Services Officer) and R Perrin (Democratic Services Assistant)

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### 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. ELECTION OF CHAIRMAN AND APPOINTMENT OF VICE CHAIRMAN

**RESOLVED:**

To note that following annual Council on 22 May 2012, Councillor J Hart was appointed Chairman and Councillor S Watson was appointed Vice-Chairman of Area Plans Sub-Committee South.

### 3. MINUTES

**RESOLVED:**

That the minutes of the last meeting of the Sub-Committee held on 25 April 2012 be agreed.

### 4. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors R Cohen, K Angold-Stephens, C Pond, T Cochrane, C Finn, Ms J Hart, T Thomas and H Mann declared a personal interest in the following items 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 applications and voting thereon:

- EPF/0193/12 The Last Post, 227 High Road, Loughton
- EPF/0323/12 Sports Pavilion, Langston Road, Loughton
- EPF/0339/12 29 The Broadway, Loughton
- EPF/0485/12 Land to rear of 92 and 94 Roding Road, Loughton

(b) Pursuant to the Council's Code of Member Conduct, Councillors, K Angold-Stephens, C Pond, T Thomas and H Mann declared a personal interest in the following items of the agenda by virtue of being members of Loughton Town Council. The Councillors had determined that their interest was not prejudicial and they would stay in the meeting for the consideration of the applications and voting thereon:

- EPF/0444/12 84 & 86 England's Lane, Loughton
- EPF/0464/12 1 & 2 Woodbury Hollow Cottages, (and Land to Rear), Woodbury Hill, Loughton

(c) Pursuant to the Council's Code of Member Conduct, Councillor L Wagland declared a personal interest in the following item of the agenda by virtue of knowing the applicant. The Councillors had determined that her interest was prejudicial and she would leave the meeting for the consideration of the application and voting thereon:

- EPF/0464/12 1 & 2 Woodbury Hollow Cottages, (and Land to Rear), Woodbury Hill, Loughton

(d) Pursuant to the Council's Code of Member Conduct, Councillors L Wagland, B Sandler and J Knapman declared a personal interest in the following item 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 application and voting thereon:

- EPF/0516/12 48 Stradbroke Drive, Chigwell

(e) 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 a member of Chigwell Parish Council and knowing the applicant's agent. 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/0516/12 48 Stradbroke Drive, Chigwell

(f) Pursuant to the Council's Code of Member Conduct, Councillors G Chambers, S Watson and N Wright 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/0601/12 23 Princes Road, Buckhurst Hill
- EPF/0608/12 181 Princes Road, Buckhurst Hill

## 5. ANY OTHER BUSINESS

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

**6. DEVELOPMENT CONTROL**

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

**RESOLVED:**

That the planning applications numbered 1 – 9 be determined as set out in the attached schedule to these minutes.

**7. 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 6

## Report Item No: 1

<b>APPLICATION No:</b>	EPF/0193/12
<b>SITE ADDRESS:</b>	The Last Post 227 High Road Loughton IG10 1BB
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use of section of pavement to front of pub to provide external eating and drinking area, to be open between 9 am and 8pm Monday to Sunday.
<b>DECISION:</b>	Grant Permission (With Conditions) Time Limited Use

### 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=534775](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=534775)

### CONDITIONS

- 1 The use hereby permitted shall cease on or before the expiry of one year from the date of this temporary approval.
- 2 The size of the outdoor seating area hereby approved shall not exceed the dimensions indicated on plan number 6775/03 Rev B hereby approved, and the 1.1m high barrier system in the position shown on the plan shall be erected and retained at all times when the seating area is available for use.
- 3 The outside seating area shall be only available for use between the hours of 9am to 8pm, and this area shall be kept clear of all furniture, including the barrier system approved, between the hours of 8.30pm and 8.30am the following day.
- 4 The use hereby approved shall not be commenced until revised details of the appearance and materials of construction of the barrier referred to in conditions 2 and 3 of this permission have been submitted to and approved in writing by the Local Planning Authority. The barrier erected shall be in accordance with the details approved.
- 5 The external eating and drinking area hereby approved shall be laid out in a manner that allows unrestricted wheelchair access to both access ramps leading to the main entrance. For the purposes of this condition that shall include maintaining an area 1.5m by 1.5m at the bottom of each ramp clear of any obstruction and maintaining a clear unobstructed route to those areas from the edge of the eating and drinking area that is at least 800mm wide.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0323/12
<b>SITE ADDRESS:</b>	Sports Pavilion Langston Road Loughton Essex IG10 3TQ
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Broadway
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use of existing office to the front of the Sport Academy at Langston Road, for use as an Operating Centre for Private Hire and Hackney Carriage work.
<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=535195](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=535195)

Members made it clear that it is only the precise circumstances of the proposal and application site that persuaded them that planning permission should be granted.

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.



**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0339/12
<b>SITE ADDRESS:</b>	29 The Broadway Loughton Essex IG10 3SP
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Broadway
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use from A1 Retail to A2 Financial and Professional Services.
<b>DECISION:</b>	Refer to District Development Control Committee

**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=535244](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=535244)

Members referred this item to the District Development Control Committee with a recommendation that planning permission be refused on the basis that the circumstances of the Broadway town centre, which has a very low level of vacant shop premises and a low proportion of non-retail frontage, are such that the use of the application site for purposes within Use Class A2 would be harmful to the vitality and viability of the Broadway as a shopping area. Members found Local Plan Policy TC4 does not properly serve to safeguard the vitality and viability of the Broadway and were of the opinion it should not be used to assess the merits of proposed changes of use of shop premises in the Broadway. Members considered policy TC4 to be out of date in respect of circumstances in the Broadway and took the view that a much more restrictive approach to proposed changes of use from retail use should be taken in that town centre.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/0444/12
<b>SITE ADDRESS:</b>	84 & 86 England's Lane Loughton Essex IG10 2QQ
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Johns
<b>DESCRIPTION OF PROPOSAL:</b>	Loft extension to adjoining properties.
<b>DECISION:</b>	Grant Permission (Subject to Legal Agreement)

**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=535655](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=535655)

**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 works hereby approved to 84 and 86 Englands Lane shall be carried simultaneously. Should works to one house be commenced more than 14 days prior to works starting at the neighbouring attached house, those works shall cease and not recommence until works to the attached house have also been commenced. No work to form the dormer windows hereby approved shall be commenced until the ridge of both houses has been raised and roof slopes formed to the height and pitch shown on the approved plans.
- 3 The development hereby permitted will be completed strictly in accordance with the approved drawing numbers 1 -7 as numbered by the Local Planning Authority.
- 4 No construction works above ground level shall have taken place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing, prior to the commencement of the development. The development shall be implemented in accordance with such approved details.

**Subject to the completion, within 6 months of a resolution to grant planning permission, an agreement under section 106 of the Town and Country Planning Act 1990 requiring the owners of 84 and 86 Englands Lane to carry out the approved works to both houses simultaneously and, in the event of a breach, to carry out works to return the roof enlarged to its original condition.**

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/0464/12
<b>SITE ADDRESS:</b>	1 & 2 Woodbury Hollow Cottages (And Land to Rear) Woodbury Hill Loughton Essex IG10 1JD
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Johns
	Change of use of part of land within the site for use as residential garden and retention of shed and greenhouse.
	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=535745](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=535745)

**CONDITIONS**

- 1 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 Class E of Part 1 of Schedule 2 to the Order shall be undertaken within the curtilage of 1 & 2 Woodbury Hollow Cottages without the prior written permission of the Local Planning Authority.
- 2 Land within the application site west of the land shown hatched on drawing 1139 2 Rev. a, shall not be used for residential purposes and shall not be included within the curtilage of 1 & 2 Woodbury Hollow Cottages. 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 fence, wall or other means of enclosure generally permitted by virtue of Class A of Part 2 of Schedule 2 to the Order shall be erected on the land, other than on its northern, western and southern boundaries with neighbouring land, without the prior written permission of 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 hard surface generally permitted by virtue of Part 2, Class F shall be provided on the land shown hatched on drawing 1139 2 rev. a.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/0485/12
<b>SITE ADDRESS:</b>	Land to rear of 92 and 94 Roding Road Loughton Essex IG10 3EF
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Roding
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of two bedroom one and a half storey detached dwelling with one off street car parking space. (Revised Application)
<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=535794](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=535794)

**REASON FOR REFUSAL**

- 1 The proposed house, by reason of its unsympathetic design and constrained siting in the rear gardens of modest dwellings, would appear in sharp contrast to its surroundings. As a consequence it would appear as an inappropriate form of development that would detract from the character and appearance of the locality. The proposal is therefore contrary to national planning policy set out in the National Planning Policy Framework and to policies CP2, CP3 and DBE1 of the adopted Local Plan and Alterations.

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/0516/12
<b>SITE ADDRESS:</b>	48 Stradbroke Drive Chigwell Essex IG7 5QZ
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of replacement dwelling.
<b>DECISION:</b>	Refuse Permission

**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=535871](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=535871)

Members were notified the occupants of 32, 35 and 53 Bracken Drive, together with those of 3 & 6 Stradbroke Drive had withdrawn their objections to the proposal. Members were also notified that the occupant of 37 Bracken Drive had confirmed her objection.

**REASON FOR REFUSAL**

- 1 By reason of its unsympathetic design, particularly in terms of its bulk, width and height, relationship to neighbouring properties and the inclusion of a two storey portico to the front elevation, the proposed house would fail to respect its setting, appear over-dominant in the street scene and consequently would be harmful to the character and appearance of the locality. The proposed house is therefore contrary to national planning policy as set out in the National Planning Policy Framework and policies CP2(iv), CP3 (v), CP7 and DBE1 of the adopted Local Plan and Alterations.

**Report Item No: 8**

<b>APPLICATION No:</b>	EPF/0601/12
<b>SITE ADDRESS:</b>	23 Princes Road Buckhurst Hill Essex IG9 5EE
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	Roof alterations including raising of roof pitch and rear dormer.
<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=536196](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=536196)

Members made clear they would like the roof to be finished in slates.

**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 No construction works above ground level shall have taken place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing, prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
- 3 All construction/demolition works and ancillary operations which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

**Report Item No: 9**

<b>APPLICATION No:</b>	EPF/0608/12
<b>SITE ADDRESS:</b>	181 Princes Road Buckhurst Hill Essex IG9 5DJ
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	Loft conversion, raise ridge 600mm with two hip to gable roofs, two front pitched roof dormers, one rear pitched dormer and first floor pitched roof extension to rear.
<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=536232](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=536232)

**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 Within 3 months of the substantial completion of the development hereby approved, the proposed window opening in the half-dormer in the south-east flank elevation of the enlarged rear projection of the house 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.

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## AREA PLANS SUB-COMMITTEE SOUTH

27 June 2012

### INDEX OF PLANNING APPLICATIONS/ENFORCEMENT CASES

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**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/0498/12
<b>SITE ADDRESS:</b>	Rear of 6 Shillibeer Walk Chigwell Essex IG7 6JA
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Row
<b>APPLICANT:</b>	Mr Dean Milton
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/28/82 T8 - Sycamore - Fell
<b>RECOMMENDED 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=535842](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=535842)

**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 Local Planning Authority shall receive in writing 5 working days notice of felling.

*This application is before this committee as any application to fell a preserved tree falls outside the scope of delegated powers.*

**Description of Site**

The sycamore stands in a small area of green space, partially screened by hedging, between 13 & 14 Shillibeer Walk. It is prominent in the local street scene.

**Description of Proposal**

Sycamore; fell to ground level

## **Relevant History**

TPO/EPF/28/82 was served in 1982 to ensure continuity of protection for important trees across the Chigwell Row area. No specific history has been found on this tree, T8

## **Relevant Policies**

LL9 – Felling of preserved trees

*'the council will not give consent to fell a tree...protected by a TPO unless it is satisfied that this is necessary and justified.....any such consent will be conditional upon the appropriate replacement of the tree'*

## **Summary of Representations**

CHIGWELL PARISH COUNCIL: objects in principle, but willing to waive objection if officers consider in line with policy.

4 neighbours were notified but no responses have been received.

## **Issues and Considerations**

The application is made purely on the basis that fungal infection of the lower stem has made the tree unsafe and unsuitable to remain.

## **Discussion**

The main issues are considered to be how serious the infection is likely to be, and whether there is a reasonable alternative to felling, bearing in mind the tree's amenity value and safe life expectancy.

The tree itself has been a large specimen, but has been topped, probably between 10 and 20 years ago, at 10m in height. The crown is entirely composed of new shoots from the old stem, now up to some 15m. Most of these originate quite low on the stem. The upper stem can be seen to be dead and extensively rotted, although the new shoots are all healthy. Now it is in leaf it looks attractive. There is a large wound on the lower bole, showing extensive internal decay, and the remains of 2 different decay fungi have been found on the base, indicating that the stem decay is very extensive

The only safe alternative to felling would be to pollard the trunk at 5m, remove the shoots, and then manage it as a hulk. However although it is an old tree its historic value is not so high as to justify insisting on that course. Allowing felling would enable a new specimen tree to be planted

## **Conclusion**

It is concluded that in this case the balance favours felling, particularly because the amenity of the tree would largely be lost in any event to allow safe retention. A new tree would allow eventual restoration of public amenity. The application is accordingly recommended for approval, in accordance with policy LL9.

**Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:**

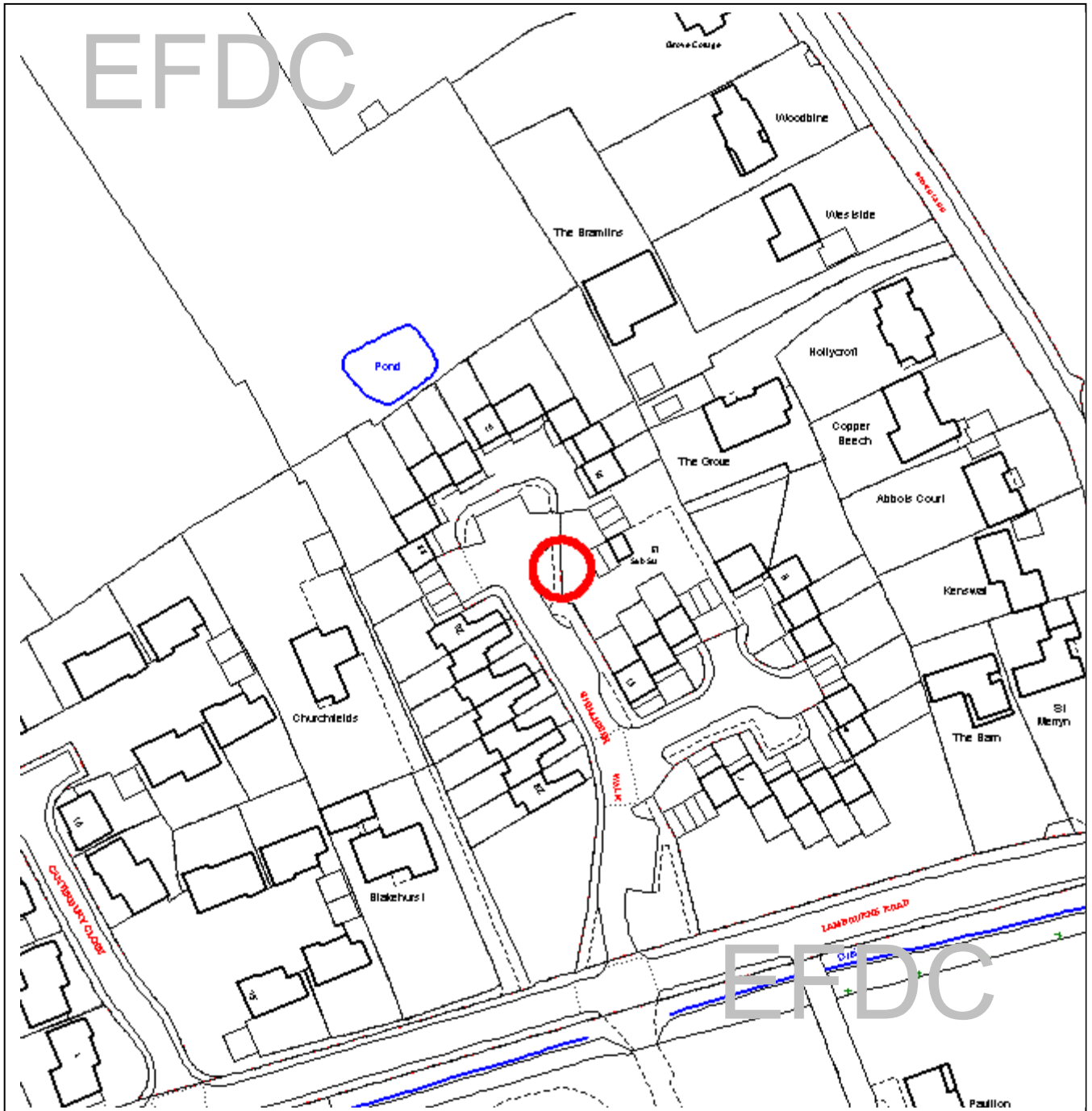
**TPO Application Case Officer: Christopher Neilan**  
**Direct Line Telephone Number: 01992 564117**

**or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)**



# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	1
Application Number:	EPF/0498/12
Site Name:	Rear of 6 Shillibeer Walk Chigwell, IG7 6JA
Scale of Plot:	1/1250

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0858/12
<b>SITE ADDRESS:</b>	5 Canterbury Close Chigwell Essex IG7 6HG
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Row
<b>APPLICANT:</b>	Mr Rajan Chugh
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/04/81 T6 - Sycamore - Fell
<b>RECOMMENDED 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=537256](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=537256)

**CONDITIONS**

- 1 A replacement tree of a species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted and inspected and agreed to be in accordance with the details prior to implementation of the felling hereby agreed, unless varied with a 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, or dies, or becomes seriously damaged and defective another tree of the same species and size of that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 2 The Local Planning Authority shall receive, in writing, 5 working days notice of implementation of the felling.

*This application is before this committee as any application to fell a preserved tree falls outside the scope of delegated powers.*

**Description of Site**

The sycamore stands in the rear garden of the property. The upper part of the crown is visible in the local street scene.

**Description of Proposal**

Sycamore; fell to ground level

## **Relevant History**

TPO/EPF/04/81/82 was served to protect the most important trees in the garden of the previous property in advance of development of Canterbury Close.

TRE/EPF/0593/96: APP/CON, crown reduction by 2.5m.

## **Relevant Policies**

LL9 – Felling of preserved trees

*'the council will not give consent to fell a tree...protected by a TPO unless it is satisfied that this is necessary and justified.....any such consent will be conditional upon the appropriate replacement of the tree'*

## **Summary of Representations**

CHIGWELL PARISH COUNCIL: objects in principle, but willing to waive objection if officers consider in line with policy.

2 neighbours were notified but no responses were received.

## **Issues and Considerations**

The application is made on the basis that the tree has limited or no amenity value and that a range of problems caused by its presence and the particular circumstances of the residents now makes its retention intolerable.

## **Reasons given**

The tree:

1. The size, proximity, the nature of the garden and the species' characteristics (shade, heavy leaf fall causing difficulties in gardening and of disposal, ready seeding, & honey dew drip in particular) mean that the range of problems caused, including blocked gutters, are unacceptably onerous for the owners to be able to maintain their property and garden;
2. That it is unacceptably overbearing;
3. That it is a potential hazard to foundations, and to personal safety;
4. It obstructs daylight very significantly, to bedrooms in particular;
5. It prevents any proper enjoyment of the garden.

Health issues:

1. Mr Chugh is registered disabled, and a blue badge holder with EFDC. This severely restricts the level of house maintenance and gardening that he is able to do personally, and imposes unreasonable strain on his wife.
2. Mr Chugh, who is 62, is under treatment for angina, arthritis in hands and back, severe back pain from spinal problems, shoulder impairment, neuralgia, asthma and allergies that are potentially tree related.
3. It would be particularly beneficial for Mr Chugh's health to have the benefit of the enjoyment of his garden.

Benefits:

1. Because of its back garden location the public is not aware of the tree;
2. There are no public views of the tree from the rear, which is farmland with no public access;
3. It has no benefits for neighbours, is not appreciated and would not be missed by them;



4. Because of its proximity to the house it has no benefits for and only negative impacts on both of the owners themselves.

## **Discussion**

The main issues are considered to be how great a contribution to public amenity the sycamore makes currently and potentially, how serious are the problems caused, and what weight should be given to those aspects of the reasons given for felling that are related to the particular circumstances of the current owners.

The tree itself has never been a large specimen. The main stem reaches 7.5m in height. The crown has been reduced by previous owners, more heavily on the house side, but has recovered, and is now up to some 15m. This makes it clearly visible over the roof viewed on the approach from the main road, although not more widely. Both stem and crown are healthy, and the tree is growing strongly year by year. The garden itself is relatively wide but not deep. It has a substantial element of hard surfacing.

The tree sits within a raised area, to the north of the property and approximately 6m from the rear elevation. The crown spread in that direction is approx. 3m. and up to 5m otherwise. Given the very restricted situation and the particular issues associated with sycamores in gardens it is always likely that permission would be given for pruning. The level of current public amenity is low, and always likely to remain so.

The presence of an area of lawn to the front gives an opportunity for a replacement in a more visible location, and the applicants have indicated that they would be happy to undertake such planting and to accept advice as to the choice of tree.

It is accepted that the narrow nature of the garden and the presence of extensive hard surfacing does mean that the tree causes the range of difficulties described, and these difficulties are a real block on enjoyment of the garden and property. The problems could be limited, although not eliminated, by regular pruning; however that would lower the already limited public amenity provided.

Members would rightly have sympathy for the severe and disabling health issues affecting Mr Chugh, however the decision should be made purely on planning grounds, not personal circumstances.

## **Conclusion**

It is concluded that in this case the balance favours felling, particularly because the amenity of the tree is relatively low, and would inevitably be restricted by reasonable pruning. A new tree to the front would in due course provide greater public amenity. The application is accordingly recommended for approval, in accordance with policy LL9.

***Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:***

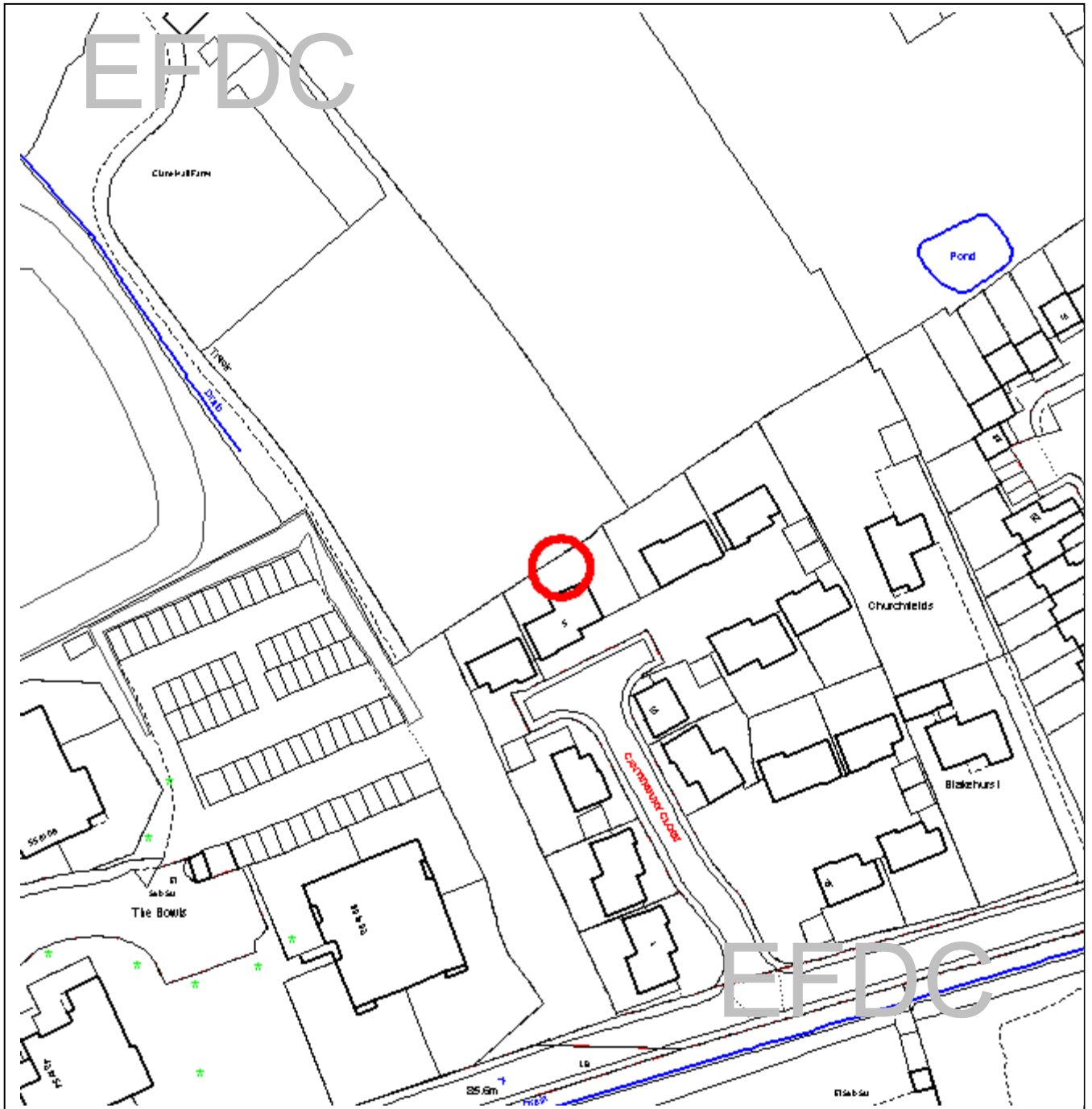
***TPO Application Case Officer: Christopher Neilan  
Direct Line Telephone Number: 01992 564117***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	2
Application Number:	EPF/0858/12
Site Name:	5 Canterbury Close, Chigwell IG7 6HG
Scale of Plot:	1/1250

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0962/12
<b>SITE ADDRESS:</b>	3 Alderton Mews Alderton Hill Loughton IG10 3JE
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Alderton
<b>APPLICANT:</b>	Mr John Cassidy
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/41/88 T1 - Cedar - Fell
<b>RECOMMENDED 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=537604](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=537604)

**CONDITIONS**

- 1 The works authorised by this consent shall be carried out following the Local Authority's receipt, in writing, of 5 working days notice of such works.
- 2 A replacement tree of a species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted and inspected and agreed to be in accordance with the details prior to implementation of the felling hereby agreed, unless varied with a 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, or dies, or becomes seriously damaged and defective another tree of the same species and size of that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

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

**Description of Site:**

The cedar stands around 12 metres tall. It is located on the side boundary of this detached residence's rear garden. The house forms part of a modern 4 dwelling development on the site of a former large house, screened by properties on Alderton Rise, Alderton Hall Lane, The Hawthorns and Barfield Gardens. The tree is hidden from public view by neighbouring houses in the foreground.

## **Description of Proposal:**

**T1. Cedar** - Fell to ground level.

## **Relevant History:**

A letter is on file dated August 1998 stating that the upper crown of this tree had been illegally removed.

## **Relevant Policies:**

LL9 The Council will not give consent to fell a tree preserved tree unless it is satisfied that this is necessary and justified; any tree lost must be replaced.

## **SUMMARY OF REPRESENTATIONS**

4 neighbours were consulted but no responses have been received.

LOUGHTON RESIDENTS ASSOCIATION were willing to waive their objection should the tree officer deem the works acceptable providing that a suitable replacement be planted.

## **Issues and Considerations:**

### **Issues**

This application is brought following two recent incidents, where sizeable branches were shed from the tree, landing close to a garden seat. Concerns are focussed on the risk posed by the tree to children, in particular, who rely strongly on the garden space for much of their recreational activities.

### **Considerations**

#### i) Amenity value

The Cedar is not visible from any public place or even from within the driveway of Alderton Mews, which is a gated private area. Therefore its loss will not affect public amenity.

Potentially, such a tree may develop moderate public importance as a skyline feature but this specimen's poor form, resultant largely from the previous damage inflicted on it, will impact on its future development into an attractive large tree.

#### ii) Tree condition and life expectancy.

The tree's structural condition is poor. Firstly, a number of branches have weak forks. This increases the risk of further branch failures. Secondly, the severe topping has wounded the top of the tree, where several lateral branches have now become leaders. Wind loads on this weak, possibly decaying area, are likely to be maximised and add to limb failure risk.

Physically, the tree appears to be vigorous but will require regular and frequent management into the future to contain its size and prevent further limb losses.

#### iii) Suitability of location

The cedar stands 8 metres from the rear of the house. The garden is modest in size and dominated by the tree, which has growth potential to outgrow its position in time. Furthermore,

there are numerous other smaller screening conifers along neighbouring boundaries, which perform useful landscape functions in greening and screening. This large growing species is not best suited to small gardens and a more suitable replacement could be accommodated further down the garden to become a skyline amenity feature in the future.

### **Conclusion**

It is accepted that this tree is unsuitable due to its location and physical problems. A more appropriate replacement would ultimately provide greater amenity. The proposal therefore accords with Local Plan Landscape Policy LL9.

It is recommended that this application is granted permission on condition that a suitable replacement tree is planted, in advance, to provide a future amenity.

***Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:***

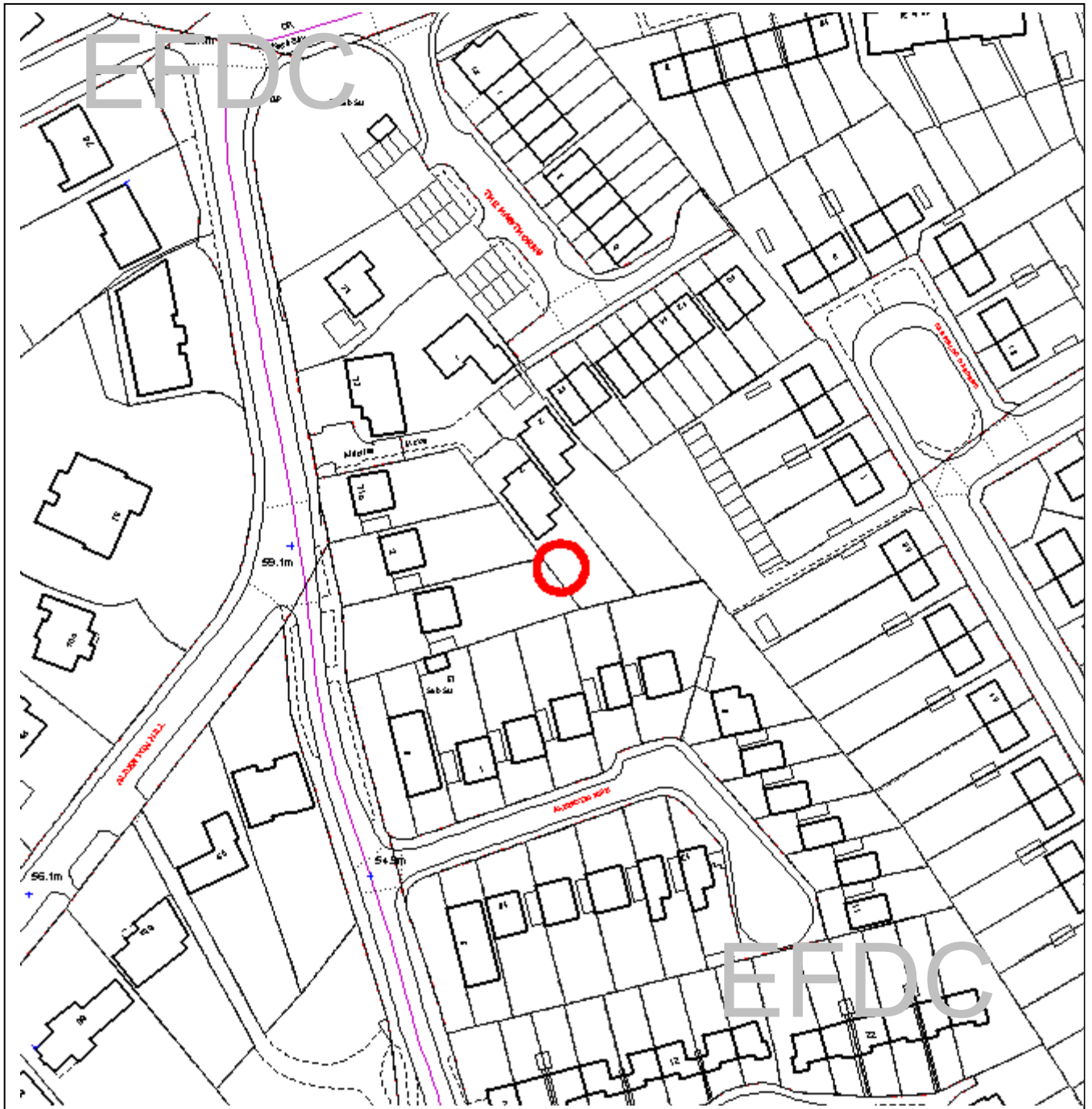
***Planning Application Case Officer: Robin Hellier  
Direct Line Telephone Number: 01992 564546***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	<b>3</b>
Application Number:	EPF/0962/12
Site Name:	3 Alderton Mews, Alderton Hill Loughton, IG10 3JE
Scale of Plot:	1/1250

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/0486/12
<b>SITE ADDRESS:</b>	3 Church Hill Loughton Essex IG10 1QP
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>APPLICANT:</b>	Mrs K Hersey
<b>DESCRIPTION OF PROPOSAL:</b>	Amendment to current application for revisions to planning permission EPF/2102/11 (for pre school day nursery) - amendment comprises the relocation of the proposed extension to the garage (to form a teaching room) to a position at the rear of the existing property close to the boundary with 1, Uplands Court.
<b>RECOMMENDED 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=535795](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=535795)

**CONDITIONS**

- 1 The development hereby permitted shall be completed strictly in accordance with the approved drawing numbers: GFP1; FFP1; ELE1; and the following plans received on 16/5/12 - an A4 plan showing the floor plan of the garage and the extension to it; an A4 plan showing elevations of the extended garage; and an A3 plan entitled 'Landscape Layout'.
- 2 The pre-school nursery use hereby permitted shall not be open to customers and their children outside the hours of 7.30 am to 6.30 pm on Mondays to Fridays, and not at all on Saturdays, Sundays, and Bank Holidays, unless otherwise agreed in writing by the Local Planning Authority.
- 3 There shall be no more than 45 children accommodated in the nursery at any given time, and the number of children in the outdoor playing area at any one time shall not exceed 20.
- 4 Children shall not be allowed to play in or use the rectangular piece of garden (annotated as artificial grass on the landscape layout drawing hereby approved) after 5.30 pm.
- 5 The premises shall be used solely as a pre-school day nursery and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes Order) 1987 (as amended), or in any provision equivalent to that class in any Statutory Instrument revoking or re-enacting that Order.

- 6 Prior to the use hereby approved commencing, two car parking spaces shall be marked on the ground of the driveway of the site, off The Uplands, stating 'Staff Parking Only', and be retained as such thereafter.
- 7 If any tree, shrub or hedge shown to be retained or proposed in accordance with the approved plans and particulars, is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.
- 8 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.

*This application is before this Committee since it is for a type of development that cannot be determined by officers because more than two objections material to the planning merits of the proposal have been received (pursuant to the 'constitution, part three: planning directorate – delegation of council function, schedule 1, appendix A. (f)*

**Description of Site:**

Two storey detached vacant house located on the northern corner of the junction of Church Hill and The Uplands. The property is located in a largely residential area but commercial properties, including the Zizzi restaurant, lie on the opposite side of Church Hill. The property is not listed, nor does it lie within a conservation area.

**Description of Proposal:**

Amendments to previously approved scheme (for change of use to pre-school day nursery) comprising the erection of a single storey front extension and new entrance, and conversion and extension of existing garage for additional teaching space.

**Relevant History:**

Planning application EPF/2012/11, for change of use of the property to a pre-school day nursery, was granted conditional planning permission by this Committee on 4/1/12.

**Policies Applied:**

DBE9 – Loss of amenity.  
ST6 – Vehicle parking.  
LL10 – Adequacy of provision for landscape retention.



### **Summary of Representations:**

LOUGHTON TOWN COUNCIL – The committee had no objection to this application but expressed concern for the amenities of neighbours on Church Hill in relation to the garage extension. Moreover the committee asked that the design of the windows and doors in the new development be kept close to the originals, since the Uplands was a candidate conservation area in Loughton.

LOUGHTON RESIDENTS ASSOCIATION PLANS GROUP – object to this application but would be happy to withdraw our objection if the following suitable conditions are imposed – a) that the conditions of the earlier approval EPF/2102/11 are repeated, and b) a condition be imposed restricting hours of work of construction.

NEIGHBOURS – Some 20 neighbouring properties have been consulted together with 30 properties in a wider area that expressed support for the previous application. 5 replies have been received:-

5, CHURCH HILL – we are concerned at the proposed garage extension and its use as a classroom. Initially we believed there would be no changes would be carried out to the property and noise levels kept inside. The garage extension, accommodating a classroom, would be close to the rear of our house and our patio, and this peaceful quiet area could be affected by noise of children.

8, CHURCH HILL – Concerned about removal of trees, and about children occupying a garage which is likely to have thinner walls and hence could cause noise.

7, CHURCH HILL – I am opposed to the extension of the garage because of noise and loss of privacy to residents.

1, UPLANDS COURT - My property backs on to 3 Church Hill and my bedroom wall is only 2m away from the garage. An extension to the garage, and its use as teaching space, will surely cause noise, and what measures are being taken to sound proof/insulate the garage?

50, HARTLAND ROAD, EPPING - an establishment of this nature offering excellent standards of childcare would be an asset to local residents.

RE-CONSULTATIONS ON REVISED PROPOSAL – following discussions with officers the proposal has been amended in that the position of the garage extension has been relocated on the site. Re-consultations have been carried out on 6/6/12 and at the time of drafting this report (14/6/12) only the following reply has been received. Any further comments that may subsequently be received will be reported verbally at the Committee.

LOUGHTON TOWN COUNCIL: The Committee has NO OBJECTION to this amended application.

### **Issues and Considerations:**

Work has commenced on the conversion and alteration of this property to provide a pre-school day nursery following the 4/1/12 planning permission. This application seeks approval for revisions to the approved scheme comprising of a) the erection of a small extension at the front of the property to provide a reception area and office, b) the extension of the garage in the rear corner of the site and use it as additional teaching space, and c) it also provides details to meet requirements of some of the conditions attached to the 4/1/12 consent.

The proposed extension to the flat roofed rear garage, measuring 2.9m in length by 2.25m in width, was originally to have been erected at its side next to the boundary with the rear garden of the house at 5, Church Hill. Despite a very high fence on this boundary this extension would have been too close to the rear windows and patio of this neighbouring property, and would have detracted from the amenity and outlook of neighbours in this adjoining house. As a result the garage extension has now been relocated to a position running parallel with the flank wall to number 1, The Uplands. In this revised position it is located further away from neighbouring windows and private amenity space, and another high boundary fence also provides effective screening. The amended plans state that the garage will be fully insulated and sound proofed, and they show that there will be no window openings in the elevations facing the side boundaries with neighbouring dwellings. Bearing in mind also that the nursery can only be open between 7.30 am and 6.30 pm on Mondays to Fridays, any noise from children will not have a significant effect on neighbours' amenity.

The ground floor front extension to the property will provide an enhanced entrance and an office. It is modest in size, it has a sloping roof, and its appearance is acceptable and it will not give rise to any amenity issues with neighbours.

Work is required to the ground area around the property so as to provide appropriate play areas and garden space. There are no preserved trees on the site but some bushes and trees have been removed from the site in order to provide clear areas. However, the largest trees on the Church Hill and The Uplands frontages remain in place and are to be retained, and additional planting near boundaries will be undertaken. Along a 15m stretch of the front boundary to Church Hill a 2m high fence is proposed to create a secure frontage, but the existing trees and new planting will soften the impact of this fencing. On the remainder of the road frontages a 1m high fence is proposed.

Conditions attached to the original consent, i.e. no more than 45 children to be accommodated in the nursery, and no more than 20 children to be allowed to play outside at any one time, will be repeated on any new consent. However, for amenity reasons it is also expedient to prohibit outside play beyond 5.30pm for an area of artificial grass that will lie adjacent to the rear garden of number 5, Church Hill, and the applicant has consented to this restriction being imposed.

In response to a condition attached to the 4/1/12 consent a Travel Plan has been submitted. This plan is acceptable and both staff and customers will be surveyed to encourage and facilitate non car journeys to the site, and where necessary car sharing will be promoted. As acknowledged on the original application this is a relatively good and sustainable location for a pre-school nursery.

#### **Comments on representations received:**

The additional teaching space that is provided in the garage to be extended does not represent a large addition to the size of the nursery, and as mentioned above the previous condition requiring no more than 45 children to be accommodated will be retained. However, the extension of the garage has been relocated to a new position where it will not have any significant impact on the amenity of neighbours. Some trees and bushes have of necessity been removed, but the largest trees next to both road frontages will be retained and complemented by new planting, and hence an appropriate level of screening will be provided. Finally, it is not proposed to alter the windows in the property, although these could be changed without the need for planning consent.

As suggested by Loughton Residents Association Plans Group, all the conditions imposed on the earlier approval EPF/2101/11 are repeated here unless they have already been met as discussed above. A further condition has been added restricting hours of work of construction.

#### **Conclusions**

For the reasons outlined above the proposed amendments to the earlier approval are acceptable, and conditional planning permission is therefore recommended.

***Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:***

***Planning Application Case Officer: David Baker  
Direct Line Telephone Number: 01992 564514***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	<b>4</b>
Application Number:	EPF/0486/12
Site Name:	3 Church Hill, Loughton IG10 1QP
Scale of Plot:	1/1250

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/0634/12
<b>SITE ADDRESS:</b>	170-174 Queens Road Buckhurst Hill Essex IG9 5BD
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>APPLICANT:</b>	Mrs Sarah Barrett
<b>DESCRIPTION OF PROPOSAL:</b>	Variation of condition 2 of EPF/0311/93 to permit opening of nursery from 07.30 am to 06.30 pm on Monday to Saturdays.
<b>RECOMMENDED 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=536337](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=536337)

**CONDITIONS**

- 1 The day nursery shall only operate between the hours of 7.30am and 6.30pm on Mondays to Saturdays and at no times on Sundays.
- 2 Notwithstanding the provisions of the Town and Country Planning Use Classes Order 1987 or any Order revoking and re-enacting that Order, the property shall only be used as a day nursery or crèche.
- 3 If cooked food is to be provided for the children of the nursery, an extract duct, details of which shall be approved by the Local Planning Authority prior to its installation, shall be installed on the building prior to commencement of cooking. The duct shall be taken to at least 1 metre above the eaves of the building. The extraction unit shall be fitted with suitable carbon and grease filters to minimise the possibility of nuisance and odours. Any fan for the purpose of extraction should be provided with anti-vibration mounting and anti-vibration coupling and externally fitted fans should, in addition be acoustically enclosed.

*This application is before this Committee since it is for a type of development that cannot be determined by Officers if more than two objections material to the planning merits of the proposal to be approved are received (Pursuant to The Constitution, Part Three: Planning Directorate – Delegation of Council function, Schedule 1, Appendix A.(f).)*

**Description of Site:**

The application site is a two storey building, with the ground floor being used as a children's nursery. The site is on the south side of Queens Road, and there is a mixture of shops and

residential units above with a block of flats to the east of the site. The site is not within the Green Belt or a Conservation Area.

### **Description of Proposal:**

This is an application to vary an existing condition to allow the opening of the nursery half an hour earlier each morning, rather than opening at 8.00am the proposed opening is for 7.30am. The earlier opening is proposed to allow parents more time for drops off and commuting given the location of the application site close to Buckhurst Hill Station.

### **Relevant History:**

EPF/0311/93 – Change of use from bank to children’s day nursery – App/Con  
EPF/1596/97 - Variation of condition 2 of EPF/0311/93 to permit opening of nursery from 8am to 6.30pm on Saturdays – App/Con

### **Policies Applied:**

#### Epping Forest District Local Plan and Alterations

CP2 - Quality of Rural and Built Environment

DBE2 – Impact on amenity

### **Summary of Representations:**

BUCKHURST HILL PARISH COUNCIL: No objection

22 Neighbours consulted and a Site Notice erected, the following responses were received:

GROUND FLOOR FLAT, 187 PRINCES ROAD – OBJECTION – noise, weekends only time not disturbed, enjoyment of garden impossible, existing disturbances will continue for an additional day.

7A WESTBURY LANE - OBJECTION - Concern with regards to parking

185 PRINCES ROAD – STRONG OBJECTION – No objection to the opening time being brought forward to 7.30, strongly object to Saturday opening, level of noise is extremely intrusive

### **Issues and Considerations:**

The main issue is whether the change in time will have any significant impact on surrounding amenity.

#### Amenity

The proposal is not considered to result in any significant additional impact on amenity above the current opening times, as the proposal is only for an additional half hour of additional opening daily. Although it is appreciated that neighbours have objected to the variation of condition, the main concern appears to be with the proposed Saturday opening. The nursery has a current permission to open on a Saturday which was granted permission under an earlier variation of condition application (reference EPF/1596/97). This application is only for the half hour earlier opening. In any event it is understood that the nursery is not open on a Saturday and the Agent has confirmed that there is no intention to open on a Saturday in the future.

There are no changes proposed to how the Nursery is run, other than the earlier opening time.

**Conclusion:**

The change in opening time is considered acceptable and approval is therefore recommended.

***Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:***

***Planning Application Case Officer: Marie-Claire Tovey  
Direct Line Telephone Number: 01992 564371***

***or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)***



# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	<b>5</b>
Application Number:	EPF/0634/12
Site Name:	170-174 Queens Road, Buckhurst Hill, IG9 5BD
Scale of Plot:	1/1250



**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/0931/12
<b>SITE ADDRESS:</b>	182 Roding Road Loughton Essex IG10 3BS
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Roding
<b>APPLICANT:</b>	Mr Vijay Patel
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of the existing house and garage. Construction of a block of five one-bedroom flats; new vehicle access cross-overs and external landscaping.
<b>RECOMMENDED 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=537471](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=537471)

**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 hereby permitted will be completed strictly in accordance with the approved drawings nos: 14420/P3/100 Revision C, 14420/P3/101 Revision B, 14420/P3/102 Revision B, 14420/P3/103 Revision B, 14420/P3/104 Revision C, 14420/P3/105 Revision C, 14420/P3/106 Revision C, 14420/P3/107 Revision B, 14420/P3/108 Revision C, 14420/P3/109 Revision B, 14420/P3/110 Revision B, 14420/P3/111 Revision A, 14420/P3/112 Revision B, 14420/P3/113 Revision A and Location Plan 14420/SP3-200 Revision E.
- 3 The development hereby approved shall be implemented in accordance with the external finishes approved under decision reference EPF/0681/12.
- 4 The proposed window opening in the north east flank elevation shall be 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.
- 5 The scheme for refuse storage approved under decision reference EPF/0613/12 shall be implemented prior to the first occupation of the development hereby approved and thereafter be permanently retained.
- 6 The proposed development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, including any parking spaces for the mobility impaired, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking area 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,

- 7 The cycle parking facilities as indicated on the submitted plans shall be provided prior to the first occupation of the development and permanently retained thereafter.
- 8 All material demolished from the existing building shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 9 No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]
- 10 Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.  
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]
- 11 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the

intended use of the land after remediation.

[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]

- 12 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report (referred to in PPS23 as a Validation Report) that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
- 13 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.
- 14 The development hereby approved, including any works of demolition, shall be carried out in accordance with the details of Construction Method Statement approved under decisions EPF/0643/12 and EPF/0656/12.
- 15 The development hereby approved shall be carried out in accordance with the details of site levels approved under decision reference EPF/0646/12.
- 16 The development hereby approved shall be carried out in accordance with the details of soft and hard landscaping together with means of enclosure and lighting approved under decision reference EPF/0688/12. The soft landscaping shall be carried out by the end of the first planting season following the substantial completion of the development. 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.
- 17 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.
- 18 No external lighting other than that shown on the approved plan (reference: 14420/SP3-200 rev. E) shall be installed within the site.

*This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section CL56, Schedule A (g) of the Council's Delegated Functions).*

## **Description of Site**

The application site is situated at the junction of Roding Road and Avondale Drive, a location that lends itself to being a focal point at the north east end of Avondale Drive. It contains a detached two-storey house set at slightly lower level than the carriageway. The site is irregular with the rear garden being triangular in shape. Roding Road continues around the flank of the site finishing in a cul-de-sac that serves a terrace of 7 two-storey houses together with an off-street parking area sufficient for 11 cars. A block of 7 garages is situated rear of the Terrace. The immediate area is residential in nature with a mix of two storey house types, predominantly terraced. Opposite the site is a block of 4 flats at Avondale Court and maisonettes at 1-4 Avon Terrace. Land to the east including the cul-de-sac at the end of Roding Road is within the Metropolitan Green Belt. Land east of Roding Road includes an electricity sub-station and pumping station beyond which is an open grassed recreation ground.

## **Description of Proposal**

It is proposed to redevelop the site to provide a block of 5 one-bedroom flats. The proposal is similar to that refused by this Sub-Committee on 6 October 2011, ref EPF/1633/11, on the basis that the extent of hard surfacing for a car parking area in front of the proposed building does not allow for meaningful landscaping and consequently the proposed development would have an excessively hard appearance. That was considered to form poor contrast with adjacent residential properties to the detriment of the character and appearance of the locality. This proposal provides a 4 space car parking area to the front of the building which would be laid out in accordance with details approved for a block of 4 one-bedroom flats under planning permission EPF/2320/11.

The proposed block would comprise two flats at ground and first floor level with a single flat in the roof space that would be lit by 6 rooflights in the front roof slope and 3 dormer windows in the rear roof slope. The building would have a frontage of 15.2m and an overall depth of 11.2m. The rear 4m of the building would be 3m narrower than the front. Aside from detailed fenestration changes the building would appear much as that proposed under application EPF/1633/11.

## **Relevant History:**

- EPF/1289/05 Demolition of No.182 and garages and alterations to No.180, erection of new two storey building with rooms in roofspace to form 8 no. 1 & 2 bedroom flats, with associated car parking and amenity space. Refuse Permission - 04/10/2005.
- EPF/1349/06 Demolition of existing house and erection of a detached house and a pair of semi-detached houses. Withdrawn Decision - 01/12/2006.
- EPF/2365/07 Two storey side and rear extensions and a loft conversion. Refuse Permission - 14/12/2007.
- EPF/0370/08 Two storey side and rear extensions and a loft extension. (Resubmission). Withdrawn Decision - 18/04/2008.
- EPF/1013/08 Two storey side and rear extensions. Grant Permission (With Conditions) - 11/07/2008.
- EPF/0994/11 Demolition of the existing house and garage. Construction of a block of five one bedroom flats, new vehicle access crossover and external landscaping. Withdrawn Decision - 22/07/2011.
- EPF/1633/11 Demolition of the existing house and garage. Construction of a block of five one bedroom flats, new vehicle access crossover and external landscaping. Refuse Permission – 06/10/11.
- EPF/2320/11 Demolition of the existing house and garage. Construction of a block of four one-bedroom flats; new vehicle access cross-over and external landscaping. .Grant Permission (With Conditions) – 5/01/2012.

A number of subsequent applications for approval of details pursuant to conditions have subsequently been approved but one remains outstanding at the time of writing this report. It relates to details of remedial measures to mitigate potential land contamination.

**Policies Applied:**

CP1 – Achieving Sustainable Development Objectives  
CP2 – Protecting the Quality of the Rural and Built Environment  
CP3 – New Development  
CP4 – Energy Conservation  
CP5 – Sustainable Building  
CP6 – Achieving Sustainable Urban Development Patterns  
CP7 – Urban Form and Quality  
DBE1 – Design of New Buildings  
DBE2 – Effect on Neighbouring Properties  
DBE3 - Design in Urban Areas  
DBE6 – Car Parking in New Development  
DBE8 – Private Amenity Space  
DBE9 – Excessive Loss of Amenity to Neighbouring Properties  
ST1 – Location of Development  
ST2 – Accessibility of Development  
ST4 – Road Safety  
ST6 – Vehicle Parking  
H2A – Previously Developed Land  
H3A – Housing Density  
H4A – Dwelling Mix  
GB7A – Conspicuous Development  
LL11 – Landscaping Schemes  
RP4 – Contaminated Land

NPPF

**Summary of Representations:**

31 neighbours consulted – Objections have been received from the occupants of 5 neighbouring properties.

178 RODING ROAD: Objection. The provision of a flat in the roof space will make the block higher than existing houses at this end of Roding Road and will lead to overlooking of neighbouring properties. The additional flat will lead to an increase in the number of vehicles accessing the site by occupants and visitors that will exacerbate the impact of a general increase in the numbers of vehicles parking in the locality in connection with the use of the recreation ground.

180 RODING ROAD: Objection. Party wall issues raised in respect of a garden wall and it is alleged that the site boundaries are not shown accurately on the application drawings. Attention is drawn to a dispute with the applicant about the legal boundary between 180 and 182 Roding Road.

Additional views over our back garden are a matter of concern and would not enhance our privacy.

184 RODING ROAD: Objection. The proposal is not in keeping with other properties in the area and therefore overbearing on neighbouring houses and gardens. Should permission be granted the development would impact on the value of all surrounding properties.

A parking bay adjacent to 184 together with an associated vehicular access underneath the front bedroom of our property would impact on privacy and would result in nuisance from lights, noise and fumes from vehicles using the space. Accessing the space would also be dangerous for pedestrians.

188 RODING ROAD: Objection. There are no other flats in the area so the proposal would not be in keeping. The height of the building would give a very bulky appearance and would cut out the light to neighbouring properties. Its appearance would be out of keeping with other houses in the street. The provision of a flat in the roof space will cause overlooking of neighbouring properties and insufficient provision has been made for off-street parking provision.

190 RODING ROAD: Objection. The proposed flat in the roof space will make the building too high, and the windows to the rear of the property will overlook the neighbouring houses to that side of the property, which will be an invasion of their privacy. There are no such overlooking windows at that height in the present building, nor would they be in the approved block of 4 flats.

The new car parking arrangements include a parking bay alongside number 184 Roding Road, together with a crossover drive. This is a very dangerous corner at the best of times (and the applicant is evidently aware of this by stating he will provide mirrors at the crossover - which may or may not help the traffic situation, but will be very unsightly).

Vehicle movements adjacent to the neighbouring house will be particularly unpleasant in terms of noise and pollution from fumes. Presumably lighting will also be provided at that parking bay which will intrude on the immediate neighbours, as indeed will car headlights turning in.

Although the block of 4 flats has been approved, I still object to the fact that the proposed new building will extend considerably closer to the section of Roding Road around the corner, and will be an eyesore from my house and that of my immediate neighbours.

192 RODING ROAD: Objection.

"1. The 'Lifetime Homes' Dwellings which I assume given the stated inclusion of the 'assisted technology', would suggest the dwellings are for those with varying needs & disabilities and therefore:

- i. Why only one parking space has been included which 'could provide the increased accessible dimension required by Lifetime Home Criteria 1' and be increased to the required 3.3m wide. I presume 'could' means 'won't' in this case.
- ii. Why no disabled parking spaces are being provided from the outset?
- iii. Why are there no parking spaces included for carers or visitors?

2. It is clear there is inadequate area to provide off-street parking for 5 vehicles hence the additional space to the rear of the property. This space will exacerbate the current parking congestion already suffered by the residents of 184 to 196 Roding Road particularly at weekends. Furthermore, if there is 'good visibility in both directions' why are '320mm diameter polished stainless steel round convex safety mirrors' required? Additionally, Lifetime Home Criteria 2 [Access from Car Park] states 'As a principle aim, all parking bays should be as close to the block as possible' has not been met for the 5th parking bay.

3. The plans also note 'currently there are no controlled parking zones, or restricted on-street parking in close proximity to the site' which already suggests an admission of insufficient parking on site. Parking restrictions will be required in the near future if over development such as this continues.

4. The previous application for 5 dwellings was declined. The site area does not have sufficient parking and communal areas for 5 dwellings. In this respect the fact the development footprint remains the same is irrelevant.

5. Moving hard surfacing from the front to the back does not solve the issue of the proposed development having an excessively hard appearance.

6. The open relationship of the corner plot to the road junction & the open space opposite the side elevation are important features within the area & street-scene. When approached from Avondale Drive the proposed structure would inevitably appear too bulky & incongruous within the street-scene even though the footprint remains the same.

7. The cycle store needs to be covered to comply with the Code for Sustainable Homes which I assume the Council would require as part of the scheme & this would again have additional impact on the overall site.

Neither conclusive nor in order of importance, my objections are:

1. Lack of amenity/communal area for the number of dwellings provided.
2. Inadequate parking provision for the proposed use.
3. The proposed structure is too bulky & does not relate to existing adjacent structures even though the footprint remains the same.
4. Loss of privacy to adjacent dwellings private amenity area.
5. The development still has an excessively hard appearance and would consequently form poor contrast with adjacent residential properties.

LOUGHTON RESIDENTS ASSOCIATION (PLANS GROUP):

“We object to this application as an over intensification of the usage of the site, beyond that granted as EPF/2320/11.

If however the Council approves the application, we would ask for the standard condition limiting working hours during demolition and building works (the Council’s standard guidance has no teeth, and undertakings from developers are sometimes broken, particularly by sub-contractors, with no redress available).”

LOUGHTON TOWN COUNCIL: Objection.

The Committee AGREED the plans had not overcome the reasons for refusal on EPF/1633/11 at this sensitive site on the edge of the Green Belt, and reiterated its previous objections which were:

The Committee OBJECTED to this application and considered this latest proposal additionally contrary to Government recommendations given on Planning Policy Statement PPS3 on the issue of garden development also known as ‘garden grabbing’. Members viewed the proposal as an unwarranted intensification and overdevelopment of the site that was out of keeping with the streetscene and contrary to Policies DBE 1 and DBE 2 of Epping Forest District Council’s adopted Local Plan & Alterations.

The scheme, with its uncharacteristic design, was deemed to be intrusive into the Green Belt, contrary to policy GB7A of the District Council’s adopted Local Plan & Alterations and that it would have a detrimental effect on the neighbours.

Concern was also raised over the extra traffic the block of flats would create at this prominent corner location.

In addition, the proposed development was considered to be situated on a dangerous sharp bend, which would pose an additional highway risk from increased traffic movements to the development.

### **Issues and Considerations:**

To the extent that the National Planning Policy Framework has superseded previous national planning policy including PPS3 the national planning policy context for assessing the proposal differs from that in which previous proposals were assessed. However the detail of such planning policy in relation to the proposal has not materially altered beyond an emphasis that planning permission should be given for sustainable development. The planning history leading up to this application therefore is of most relevance when determining the main issue to be assessed when considering the merits of the proposal. That is whether it overcomes the reason for refusing the previously refused 5 flat development and whether the proposal is sufficiently different to that previously refused that it is reasonable to take a different view on issues that the District Council was satisfied had been resolved.

The 4 flat development given planning permission in January 2012 includes a building that is of the same dimensions as the building presently proposed. The ground area, overall height and eaves height together with the pitch of the roof of the present proposal for 5 flats is exactly the same as that of the approved 4 flat development. The objections raised in respect of the scale and siting of the proposal are acknowledged but they cannot form the basis for a reasonable objection to the development by the District Council since it has already given planning permission for a building of the same scale as that proposed in the same position. Moreover, in refusing the previous application for 5 flats the District Council did not raise objection to the scale and siting of the building. Indeed, having regard to the fact that the application site serves as a natural focal point at the northeast end of Avondale Drive, the siting of a building of the scale proposed is beneficial in urban design terms.

In terms of their design and appearance the proposed dormer windows and roof lights would complement the overall roof design and are therefore acceptable in those terms. Due to their position on the front roofslope the proposed roof lights would not cause any excessive overlooking. Since the dormers are at second floor level they would have a greater field of view than first floor windows but since they would be set well back from the eaves and the site boundaries they would not result in any excessive degree of overlooking of neighbouring gardens. No overlooking into neighbouring dwellings would arise from the dormer windows. The previously refused proposal for 5 flats included the same dormer windows in the rear roofslope as the present proposal and the same rooflights in the front roofslope as the present proposal. No objection to them was included in the District Council's decision to refuse to grant planning permission for the previous proposal. The objections to them are also acknowledged but in the circumstances there is no basis for the District Council coming to a different view on their merits when considering this proposal.

The only substantive change to this proposal compared to the previously refused proposal is the car parking arrangements. Members are reminded the only reason for refusing the previous 5 flat proposal was:

*“By reason of the extent of hard surfacing for a car parking area in front of the proposed building, which does not allow for meaningful landscaping, the proposed development would have an excessively hard appearance and would consequently form poor contrast with adjacent residential properties to the detriment of the character and appearance of the locality. Accordingly, the proposal is contrary to policies CP2 (iv), CP7 and LL11 of the adopted Local Plan and Alterations.”*

The current proposal is designed solely to overcome that reason for refusal. It proposes the same off-street parking arrangement to the front of the site that has recently been approved under the planning permission given for a 4 flat development. In terms of its appearance it is therefore



acceptable. However, that parking layout only allows for 4 off-street parking spaces and the adopted Vehicle Parking Standards indicate a minimum of 5 parking spaces should be provided, although it does allow for a lower level of provision in sustainable locations within urban areas.

When originally submitted this application also proposed a 5<sup>th</sup> off-street parking space at the rear of the site adjacent to 184 Roding Road. That was an attempt to both meet the Vehicle Parking Standards and to address the previous reason for refusal. However, the Highway Authority objected to it on safety grounds and as indicated above, neighbours also objected to it on the basis that its use would be harmful to their amenities. Following a request by officers that space was deleted from the proposal.

No acceptable alternative location for a 5<sup>th</sup> off-street parking space has been identified therefore the proposal is now for a development that is one space short of the minimum required by the Vehicle Parking Standards. Since the proposal has been found to be acceptable in all other respects the main matter to assess when considering this proposal is whether the level of off-street parking provision proposed is acceptable in this location.

The site is clearly in an urban area. Analysis of its distance from public transport and services has been carried out and the following facts are key to understanding how sustainable a location the application site is. The site is within 250m of local shops at Oakwood Parade and bus services at Valley Hill. Loughton Underground Station is within a 900m walk of the site and Sainsburys supermarket is some 200m beyond the station. Loughton High Road, with its shopping, service and employment opportunities is 1300m from the application site. Those distances are convenient walking distances.

In the circumstances the site is found to be a sustainable location within an urban area. Furthermore, the development proposed is for one bedroom flats only, which would not generate the same demand for parking as larger dwellings, and there certainly appears to be on-street capacity for one additional car to park within a convenient distance of the site. The shortfall of one parking space would therefore not cause any harm to the amenities enjoyed by the occupants of existing dwellings in the locality. Attention has been drawn to the demand for on-street parking by users of the recreation ground and while that demand is recognised, it is likely to largely arise at weekends in daylight hours and not be a constant pressure. That occasional demand does not alter the assessment that the proposal would not cause harm.

Other matters raised by objectors include whether the development adequately meets the requirements of people with varying degrees of disability and its degree of conspicuousness from the Green Belt. On both matters the proposal is not materially different to the approved 4 flat development. In respect of whether the proposal meets the lifetime home standards, adopted local plan policy does not require such relatively small scale developments to achieve lifetime home standards. Accordingly, while the developer states the development will be built to such standards, since that is not a material consideration in this case it has not been assessed.

### **Conclusion:**

The proposal is for a small scale development of one-bedroom flats in a sustainable location within an urban area. It has been designed to overcome the sole reason for refusing to give permission for a near identical development in 2011 and is very similar to a 4 flat development approved in January. It accords with adopted planning policy, including the adopted vehicle parking standards which allow for a relaxation in on-site parking provision in sustainable locations. On that basis the previous reason for refusing a 5 flat development has been overcome and the proposal does not raise any new matters that have not been acceptably dealt with. On that basis it is recommended that planning permission be granted subject to conditions requiring the development to be completed in accordance with details previously approved and the approval of details for assessing the potential for and, if necessary, remediating potential land contamination.

**Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:**

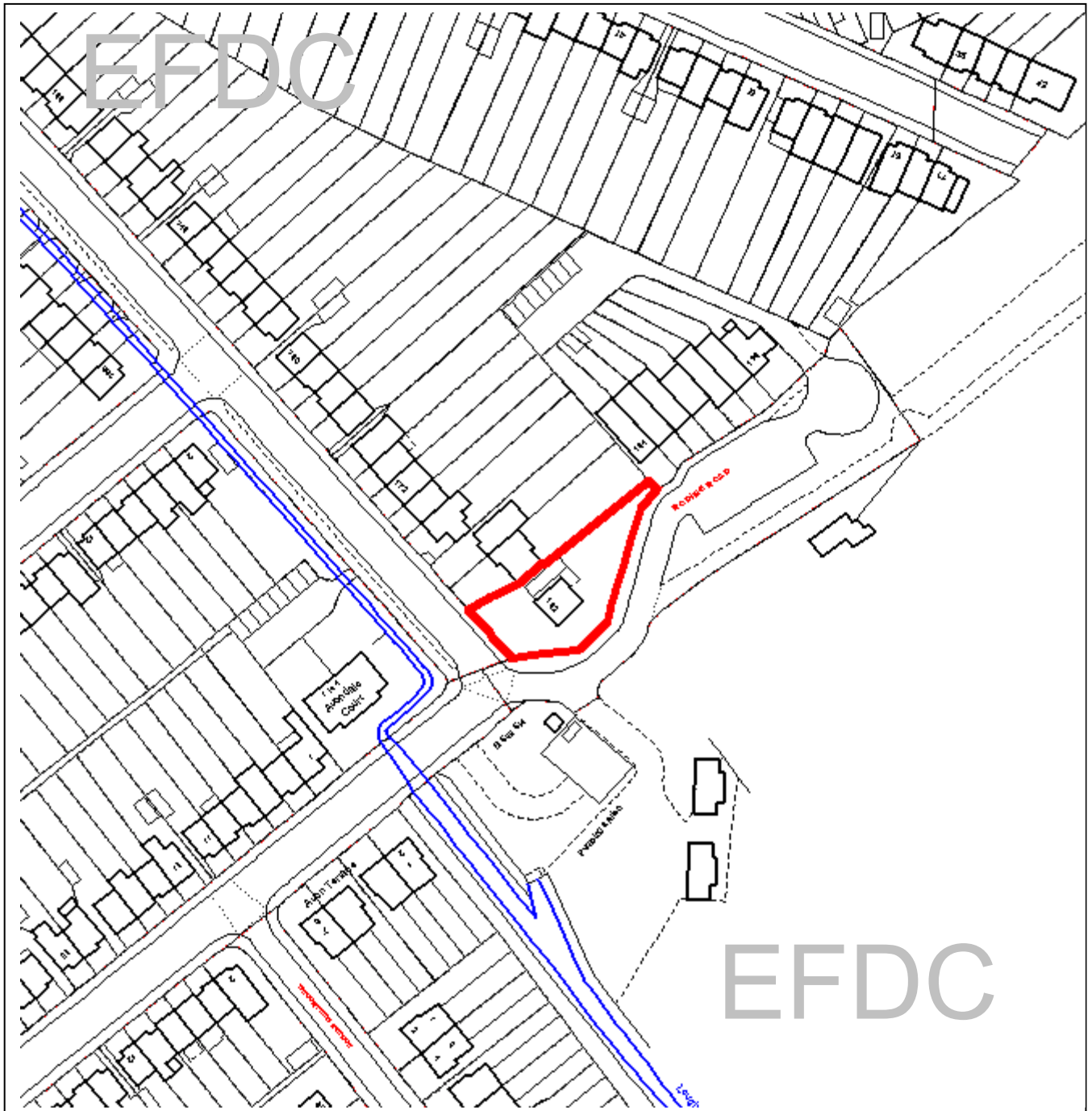
**Planning Application Case Officer: Stephan Solon  
Direct Line Telephone Number: 01992 564018**

**or if no direct contact can be made please email: [contactplanning@eppingforestdc.gov.uk](mailto:contactplanning@eppingforestdc.gov.uk)**



# Epping Forest District Council

## Area Planning Sub-Committee South



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<b>Agenda Item Number:</b>	<b>6</b>
Application Number:	EPF/0931/12
Site Name:	182 Roding Road, Loughton IG10 3BS
Scale of Plot:	1/1250

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## **Report to Area Plans Sub-Committee South**



**Epping Forest  
District Council**

**Date of meeting: 27 June 2012.**

**Subject: Probity in Planning – Appeal Decisions, October 2011 to March 2012**

**Responsible Officer: Nigel Richardson (01992 564110)**

**Democratic Services: Gary Woodhall (01992 564470)**

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### **Recommendation:**

**(1) That the Planning Appeal Decisions for the period October 2011 to March 2012 be noted.**

### **Report:**

1. In compliance with the recommendation of the District Auditor, this report advises the decision-making committees of the results of all successful appeals, particularly those refused by committee contrary to officer recommendation. The purpose is to inform the committee of the consequences of their decisions in this respect and, in cases where the refusal is found to be unsupportable on planning grounds, an award of costs may be made against the Council.

2. To set the context, a previous Best Value Performance Indicator (BVPI) for district councils was to aim to have less than 40% of their decisions overturned on appeal. There is no longer a national indicator but the Council instead created a Local Performance Indicator (LPI 45). In recent years the Council performance has been 18% in 2003/04, 29% in 2004/05, 22% in 2005/06, 30% in 2006/07, 29% in 2007/08, 40.3% for 2008/09, 30.9% in 2009/10 and 36.6% in 2010/11.

3. Since 2011/12, there has been two local indicators, one of which measures all planning application type appeals as a result of committee reversals of officer recommendations (KPI 55) and the other which measures the performance of officer recommendations and delegated decisions (KPI 54).

### Performance

4. Over the six-month period between October 2011 and March 2012, the Council received 51 decisions on appeals (44 of which were planning related appeals, the other 7 were enforcement related). Out of this 44, 11 were allowed (25%).

5. For the year end, both targets for KPI 54 and KPI 55 have been achieved. However, between October 2011 and March 2012, for KPI 54, 6 out of 35 were allowed (17%) and for KPI 55, 5 out of 9 were allowed (55%).

### Planning Appeals

6. Out of the 9 planning appeals that arose from decisions of the committees to refuse contrary to the recommendation put to them by officers during the 6-month period, the Council

was not successful in sustaining the committee's objection in the following 5 cases:

(a) Area Planning Sub-Committee South (2 Allowed):

- EPF/2151/10 – Loyola Preparatory School, 103 Palmerston Road (revised application). Provision of artificial playing surface and surround fencing to existing playing field.
- EPF/2664/10 – Woolston Manor, Abridge Road. Use of 'Motel' building (Use Class C1) for residential purposes as 26 apartments (Use Class C3).

(b) Area Planning Sub-Committee East (2 Allowed):

- EPF/0167/11 – Wintry Park Service Station, 37 Thornwood Road. Construction of 10 no. 2-bedroomed and 2 no. 3-bedroomed flats with associated car parking.
- EPF/1456/11 – Wintry Park Service Station, 37 Thornwood Road (revised application). Construction of 10 no. 2-bedroomed and 2 no. 3-bedroomed flats with associated car parking.

(c) Area Planning Sub-Committee West (1 Allowed):

- EPF/0054/11 – Land to the rear of 66-70 Western Road. Proposed 2 no. 3-bedroomed detached two storey houses with integral garages and parking fronting Wheelers Close.

7. Therefore, the committees are urged to continue to heed the advice that if they are considering setting aside the officer's recommendation it should only be in cases where members are certain they are acting in the wider public interest and where the committee officer can give a good indication of some success at defending the decision. As this is now highlighted as a separate performance target (KPI 55) it therefore potentially comes under more scrutiny.

8. Out of 7 enforcement notice appeals decided, 1 was allowed and one part allowed/part dismissed, although in the latter case the greater part of the appeal was dismissed. These are as follows:

(a) Allowed:

- ENF/0497/10 – Oaklands (Hatchmans Lodge), School Lane, Abbess Beauchamp & Berners Roding. The building erected on the land was granted a Certificate of Lawfulness as a games room incidental to the main dwelling under CLD/EPF/1352/08. After a period of 5 months, the building was converted for residential use as a separate residence and is therefore unlawful and without planning permission.

(b) Part Allowed/ Part Dismissed:

- ENF/0241/09 – 20 Tomswood Road, Chigwell. French windows (Allowed). All other parts of development not built in accordance with EPF/2151/08 (Dismissed).

## Costs

9. During this period, there was 1 successful finalised award of costs made against the council. Circular 03/2009 *Costs Awarded in Appeals and Other Planning Proceedings* advises that, irrespective of the outcome of the appeal, costs may only be awarded against a party who has behaved unreasonably and thereby caused the party applying for costs to incur unnecessary or wasted expense in the appeal process.

10. The Planning Inspectorate's quashing of an enforcement appeal resulted in an award of costs of £2,200.00 against the Council in respect of Plots 40-41 Roydon Lodge Chalet Estate, Roydon after failing to follow the appeal procedure. The enforcement notice was withdrawn after receipt and grant of an application for a certificate of lawful development because the alleged use was proven to be time immune. The Planning Inspector considered the appeal could have been avoided by more diligent investigation by the Council and awarded costs because the appellant had already incurred costs in preparing for the appeal.

## Conclusions

11. Whilst performance in defending appeals has improved, particularly in respect of committee reversals, Members are reminded that in refusing planning permission there needs to be justified reasons that in each case, must be relevant, necessary, but also sound and defensible.

12. Future reporting of appeal decisions to the Area Plans Sub-Committees will take place annually, rather than 6 monthly. Planning Services Scrutiny Standing Panel at its meeting on 20 December 2011 agreed that the report come to them every 6 months before recommending to the Area Plans Sub-Committees every year.

13. A full list of decisions over this six month period appears in the attached Appendix.

**Appeal Decisions October 2011 to March 2012**

**Allowed With Conditions**

**Buckhurst Hill**

1 EPF/2151/10	Provision of artificial playing surface and surround fencing to existing playing field. (Revised application)	Loyola Preparatory School 103 Palmerston Road
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**Chigwell**

2 EPF/2664/10	Use of 'Motel' building (Use Class C1) for residential purposes as 26 apartments (Use Class C3).	Woolston Manor Abridge Road
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**Epping**

3 EPF/0167/11	Construction of 10 no 2 bed and 2 no 3 bed flats with associated car parking..	Wintry Park Service Station 37 Thornwood Road
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4 EPF/1456/11	Construction of 10 no 2 bed and 2 no 3 bed flats with associated car parking. (Revised application)	Wintry Park Service Station 37 Thornwood Road
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**Loughton**

5 EPF/2003/11	Front/side conservatory and replacement bay window to rear.	Pump House 27 Pump Hill
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6 EPF/1935/11	Two storey rear extension with extended raised patio, internal alterations and loft conversion with two front dormer windows and rear roof lights and part pitched roof to existing garage. (Amended application)	67 York Hill
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7 EPF/0400/11	Prior approval determination for a telecommunications installation comprising the erection of a 11.8m high street works monopole with antenna shroud, to be used by both O2 and Vodafone, together with ground level equipment cabinets	Grass Verge at rear of pavement next to Boundary with Oaklands School Opposite Junction with Spring Grove High Road
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8 EPF/0493/11	Illuminated fascia sign.	2 Centric Parade 200 High Road
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**Nazeing**

9 EPF/0054/11	Proposed 2 no. three bedroom detached two storey houses with integral garages and parking fronting Wheelers Close.	Land Rear of 66 -70 Western Road
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**Theydon Bois**

10 EPF/1387/11	Two storey side and single storey rear extensions and loft conversion and rear dormer window.	29 Theydon Park Road Theydon Bois
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**The Rodings - Abbess, Beauchamp and Berne**

11 EPF/2328/10	Certificate of lawful development for existing use of games room as an annexe.	Oaklands School Lane
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## **Dismissed**

### **Buckhurst Hill**

12 EPF/0732/11	Demolish existing house and build new single family house. (Revised application)	206 Queens Road
13 EPF/0959/11	Proposed two storey side extension, single storey rear and front extensions and loft conversion	112 Forest Edge
14 EPF/2652/10	Demolition of existing sub station and facilities building and erection of 3/4 storey block of 11 no. two bed flats with associated car parking.	Former Electrical Substation Station Way

### **Chigwell**

15 EPF/0017/11	Redevelopment of land into a two storey building with 1 x 2 bedroom duplex flat and car port for 2 no. car parking spaces. (Revised application)	Land to rear Burney Court 113 Manor Road
16 EPF/2130/11	Retention of single storey rear extension.	20 Lechmere Avenue

### **Epping**

17 CAC/EPF/1071/11	Conservation area consent for the demolition of buildings and redevelopment of site to provide a mixed use development comprising A3 restaurants and 8 residential units.	208 - 212 High Street
18 EPF/1020/11	Demolition of buildings and redevelopment of site to provide a mixed use development comprising A3 restaurants and 8 residential units.	208 - 212 High Street
19 EPF/0966/11	Erection of bungalow in rear garden.	93 Sunnyside Road

### **Epping Upland**

20 EPF/0811/11	Construction of single detached dwelling. (Revised application)	Richmond Farm Parsloe Road
21 EPF/2543/10	Variation of condition 4 'ancillary accommodation' of planning permission EPF/0431/10 to permit independent occupation.	Yew Tree Cottage High Road

### **High Ongar**

22 EPF/2156/09	Change of use from agricultural use to B1 and B8 use. (Revised application)	Nine Ashes Farm Rookery Road
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### **Lambourne**

23 EPF/0545/11	Retention of unlawful fence for a temporary period of 18 months.	New Farm Cottage New Farm Drive
24 EPF/0807/11	Demolition of existing dwelling and erection of replacement dwelling.	54 Hoe Lane
25 EPF/1520/11	Demolition of existing dwelling and replacement dwelling. Revised application.	42 Hoe Lane

<b>Loughton</b>		
26 EPF/0538/11	New dwelling.	Land adjacent to 16 Grasmere Close
27 EPF/2133/11	Retention of first floor and single storey rear extensions and dormer window.	26 Kenilworth Gardens
28 EPF/0221/11	Refurbishment and enlargement of existing building by way of a basement storage area, construction of one additional storey and erection of a four storey rear extension incorporating 5 parking spaces, extension to ground floor commercial units (12 additional flats) comprising 6 studio flats, 8 one bedroom flats and 2 three bedroom flats.	165 & 165a High Road
29 EPF/1711/11	Retention of 3x externally illuminated hanging sign and 1 non illuminated hoarding sign.	165 High Road
<b>Moreton, Bobbingworth and the Lavers</b>		
30 EPF/0995/10	Outline application for redevelopment of the site to provide five detached houses.	Prestopets Ltd Kents Lane
<b>Nazeing</b>		
31 EPF/1088/11	Reconstruction of fire damaged holiday chalet.	Auburnville Meadgate Road
32 EPF/1634/11	Demolition of existing dwelling and erection of new four bed dwelling	6 The Mead
33 EPF/0397/11	Grade II listed building application for retention of 2 no. roof lights.	Ravens Back Lane
<b>North Weald Bassett</b>		
34 EPF/1209/11	Grade II listed building application for the erection of new two storey link attached bedroom wing, internal alterations and demolition of existing outbuildings.	Saint Clements Vicarage Lane
<b>Sheering</b>		
35 EPF/1757/11	Front/side ground floor infill extension.	Allbrook House Sheering Lower Road
<b>Stapleford Abbotts</b>		
36 EPF/2228/10	Outline application to demolish shop/office and glasshouses and erect six detached chalet bungalows with garages, lay out access drive and turning head, amenity and parking areas, alter vehicular access onto Stapleford Road and plant woodland/meadow, hedgerows and trees (Amended Proposal).	Esperanza Nurseries Stapleford Road
37 EPF/0820/11	Conversion and extension of garage into 1 bed annexe.	The Cott Tysea Hill
<b>Stapleford Tawney</b>		
38 EPF/1429/11	Conversion of existing two bay garage and store building into residential dwelling.	Cutlers Forge Tawney Lane

**The Rodings - Abbess, Beauchamp and Berne**

39 EPF/0572/11	Two storey rear and side extension and single storey front extension, and single storey side extension with balcony above.	Cross Diamond Cottage Hurdle Lane
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**Theydon Bois**

40 EPF/0810/11	Removal of section of hedge at front, replacement with brick wall as continuation of existing, in order to provide electric sliding gate to secure property.	1 Ivy Cottage Mews Theydon Park Road
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41 EPF/1535/11	Rear dormer window.	Greenview Blackacre Road
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**Waltham Abbey**

42 EPF/0632/11	Demolition of single storey rear garage structure and construct a new 2.5 storey addition to accommodate 3 flats and covered parking area to rear of property access from Quaker Lane. (Revised application)	Rear of 15-16 Sewardstone Rd
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43 EPF/0984/11	Single storey rear orangery extension.	The Cottage Long Street
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44 EPF/0411/11	Side infill extension with raising of part of roof and dormer windows to front and rear.	Greenview Marsh Hill Holyfield
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**Enforcement Appeals Allowed**

ENF/0497/10	The building erected on the land was granted a Certificate of Lawfulness as a games room incidental to the main dwelling under CLD/EPF/1352/08. After a period of five months the building was converted for residential use as a separate residence and is therefore unlawful and without planning permission	Oaklands (Hatchmans Lodge) School Lane Abbess Beauchamp And Berners Roding
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**Enforcement Appeals Part Allowed/ Part Dismissed:**

ENF/0241/09	French windows (Allowed) All other parts of development not built in accordance with EPF/2151/08 (Dismissed)	20 Tomswood Road Chigwell
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**Enforcement Appeals Dismissed**

ENF/0062/11	Without planning permission the material change of use of part of the dairy building from B1 office use to residential use as a dwelling.	Barkers Farm Mount End Road Theydon Mount
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ENF/0085/08	Without planning permission the raising of land levels by way of importing, depositing and spreading of fill material including demolition waste, clay and soil.	E7 Site and land SE of T11 Site Langston Road Loughton Essex
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ENF/0136/10	Unauthorised work to Listed Building	Ravens
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		Back Lane Nazeing
ENF/0302/06	Field used for motorcross	Land South of Canes Lane, and North of Weald Hall Lane, North Weald
ENF/0714/10	Unauthorised development, hard standing etc	Plot 32 Roydon Lodge Chalet Estate High Street Roydon