

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 21 November 2012
South

Place: Roding Valley High School, Brook Road, Loughton, Essex IG10 3JA **Time:** 7.30 - 10.15 pm

Members Present: J Hart (Chairman), Ms S Watson (Vice-Chairman), 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, Mrs C Pond, H Ulkun, Mrs L Wagland, D Wixley and N Wright

Other Councillors:

Apologies: K Angold-Stephens, B Sandler and Mrs T Thomas

Officers Present: S Solon (Principal Planning Officer), C Neilan (Landscape Officer & Arboriculturist), J Cordell (Senior Planning Officer), M Jenkins (Democratic Services Assistant), S G Hill (Senior Democratic Services Officer) and A Hendry (Democratic Services Officer)

41. 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.

42. MINUTES

RESOLVED:

That the minutes of the last Sub-Committee meeting on 17 October 2012 be agreed.

43. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor R Cohen declared a non pecuniary interest in the following item of the agenda. The Councillor indicated that a possible perception of the interest meant that he would leave the meeting for the consideration of the item and voting thereon:

- EPF/1657/12 7 Albion Hill, Loughton IG10 4RA

(b) Pursuant to the Council's Code of Member Conduct, Councillor J Hart declared a non pecuniary interest in the following item of the agenda, by virtue of having been a sometime customer at the premises. The Councillor indicated that he would remain in the meeting for the consideration of the item and voting thereon:

- EPF/1669/12 109 Smarts Lane, Loughton IG10 4BP

(c) Pursuant to the Council's Code of Member Conduct, Councillor H Mann declared a non pecuniary interest in the following item of the agenda, by virtue of being a customer of Costs Coffee Café, the company trading at the unit. The Councillor indicated that he would remain in the meeting for the consideration of the item and voting thereon:

- EPF/1722/12 48 Queens Road, Buckhurst Hill IG9 5BY

(d) Pursuant to the Council's Code of Member Conduct, Councillor Ms S Watson declared a non pecuniary interest in the following item of the agenda by virtue of knowing a person who resided opposite the site in question, the person had been a Councillor. The Councillor indicated that she would remain in the meeting for the consideration of the item and voting thereon:

- EPF/1583/12 22 Rous Road, Buckhurst Hill IG9 6BN

(e) Pursuant to the Council's Code of Member Conduct, Councillor Ms J Hart declared a non pecuniary interest in the following item of the agenda. The Councillor indicated that she would remain in the meeting for the consideration of the item and voting thereon:

- EPF/1755/12 Lioncare Ltd, 186 Forest Road, Loughton IG10 1EG

44. ANY OTHER BUSINESS

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

45. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 16 be determined as set out in the attached schedule to these minutes.

46. DELEGATED DECISIONS

The Sub-Committee noted that schedules of planning applications determined by the Director of Planning and Economic Development under delegated authority since the last meeting had been circulated and could be inspected at the Civic Offices.

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/1947/12
SITE ADDRESS:	99 Lower Park Road Loughton IG10 4NE
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	TPO/EPF/07/03 T5 - Birch - Fell
DECISION:	Granted 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=542300

CONDITIONS

NONE

Report Item No: 2

APPLICATION No:	EPF/1717/12
SITE ADDRESS:	8 The Summit Loughton Essex IG10 1SW
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	TPO/EPF/05/93 T1-6 - Scots Pines - Fell
DECISION:	Refused 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=541072

REASON FOR REFUSAL

- 1 The application trees form the central element of a group of conifers of particular landscape value. While it is accepted that they are a cause of concern to the owners and neighbours in respect of their safety and that that they cause significant issues that can diminish enjoyment of these homes and gardens nevertheless this does not outweigh their wider amenity. Their removal would therefore be contrary to policy LL9 of the Combined Policies of the Epping Forest Local Plan (1998) and Alterations (2006).

Report Item No: 3

APPLICATION No:	EPF/1769/12
SITE ADDRESS:	Briar Patch Park Hill Loughton Essex IG10 4ES
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	TPO/EPF/07/79 T11 - Chestnut - Fell
DECISION:	Granted 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=541449

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.

Report Item No: 4

APPLICATION No:	EPF/1657/12
SITE ADDRESS:	Albion Park House 7 Albion Hill Loughton Essex IG10 4RA
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Change of use of an existing care home (consisting of 22 rooms) to 7 private residential flats, consisting of 2 x 1-Bed, 4 x 2-Bed and 1 x 3-Bed Flats, with associated amenity space, on-site car parking, cycle and refuse storage.
DECISION:	Granted 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=540725

Members made clear that planning permission is only given on the basis that the proposal is a satisfactory reuse of an existing building.

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 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 4832 IN 100; 4832 IN 01-12; 4832 DE 01-05 rev's.B; 4832 DE 06 rev.A; 4832 DE 07-12
- 4 Prior to the first occupation of the dwellings hereby approved, privacy screens of 1.7m in height shall be erected along the western side of the balcony serving flat no. 6 (the side facing 9 Albion Hill) and also along the northern side of the balcony serving flat no 7 (the side facing 5 Albion Hill).
- 5 Prior to the commencement of the development hereby approved, detail of boundary treatments shall be submitted to the local planning authority for approval in writing. The development shall proceed in accordance with those agreed details. The agreed boundary treatments shall be permanently maintained thereafter.
- 6 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors vehicles.

- 7 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
1. The parking of vehicles of site operatives and visitors
 2. Loading and unloading of plant and materials
 3. Storage of plant and materials used in constructing the development
 4. Hours and procedures for receiving deliveries at the site (in order that traffic congestion may be minimised during peak times)
 5. Measures to control the emission of dust and dirt during construction, including wheel washing
- 8 No development, including site clearance, shall take place until a scheme of soft landscaping and a statement of the methods, including a timetable, for its Implementation (linked to the development schedule), have been submitted to the Local Planning Authority and approved in writing. The landscape scheme shall be carried out in accordance with the approved details and the agreed timetable. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand in writing.
- 9 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan, Arboricultural Method Statement and site monitoring schedule in accordance with BS 5837:2012 (Trees in relation to design, demolition and construction - Recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 10 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 08.00 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.
- 11 Prior to the commencement of the development hereby approved, details of the proposed refuse store shall be submitted to the Local Planning Authority for approval in writing. The refuse store shall be installed in accordance with the agreed details prior to the first occupation of a dwelling hereby approved.

Report Item No: 5

APPLICATION No:	EPF/0444/12
SITE ADDRESS:	84 & 86 England's Lane Loughton Essex IG10 2QQ
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Loft extension to adjoining properties.
DECISION:	Granted 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

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 3 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.

Report Item No: 6

APPLICATION No:	EPF/0842/12
SITE ADDRESS:	31 Trap's Hill Loughton Essex IG10 1SZ
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Demolition and removal of existing dwelling house and erection of replacement.
DECISION:	Granted 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=537202

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 development shall take place until samples 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. For the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.
- 3 Prior to first occupation of the development hereby approved, the proposed window opening(s) on the first floor of both flank elevations 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.
- 4 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 5 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan, Arboricultural Method Statement and site monitoring schedule in accordance with BS 5837:2012 (Trees in relation to design, demolition and construction - Recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.

- 6 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 08.00 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 7 No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 8 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site.

Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the Local Planning Authority contacted and a scheme to investigate the risks and / or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the Local Planning Authority prior to the recommencement of development works.

Following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.

Report Item No: 7

APPLICATION No:	EPF/1093/12
SITE ADDRESS:	23 Paley Gardens Loughton Essex IG10 2AN
PARISH:	Loughton
WARD:	Loughton Broadway
DESCRIPTION OF PROPOSAL:	Convert existing house to 2x flats.
DECISION:	Granted 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=538124

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: Site Location Plan, Proposed Block Plan, Drawing No.2 and Drawing No. 3 (received 6th November 2012)
- 3 Notwithstanding the approved plans, details of sound/acoustic insulation to be installed between the ground and first floor flats and between the flats and the shared internal boundary wall with No. 21 Paley Gardens shall be submitted to and agreed in writing by the Local Planning Authority and installed on site prior to occupation of the development hereby approved.

Report Item No: 8

APPLICATION No:	EPF/1198/12
SITE ADDRESS:	2 New Forest Lane Chigwell Essex IG7 5QN
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Conversion of existing detached dwelling into 3 individual dwellinghouses, laying out of parking area to rear, alterations to 2 existing dormer windows and erection of 2 single storey rear extensions.
DECISION:	Deferred

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=538555

Members deferred making a decision on this application in order to gain legal advice on whether the Sub-Committee had made a decision on the application when it considered the application at its meeting on 19 September 2012 and, if it had, whether it was then open to the Sub-Committee to subsequently consider the application afresh and make a new decision on it. Members also requested legal advice on whether the applicant could amend his application following the Sub-Committee's consideration of the application on 19 September. The Sub-Committee did not accept the Planning Officer's advice in respect of those matters. The Planning Officer advised the Sub-Committee that the agreed minutes of its 19 September meeting show the Sub-Committee had resolved to defer making a decision on the application. The Planning Officer also advised the Sub-Committee that a decision of the Local Planning Authority on an application is made when the decision notice is posted to the applicant or his agent and, in relation to this application, since the Local Planning Authority had not made a decision on the application the Sub Committee could consider the application again and decide whether or not to grant planning permission.

Report Item No: 9

APPLICATION No:	EPF/1331/12
SITE ADDRESS:	38 Forest Lane Chigwell Essex IG7 5AE
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Erection of replacement dwelling, with rear patio and two ancillary outbuildings including the felling of a preserved tree and planting of a replacement.
DECISION:	Granted 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=539289

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:

JSP drawings 1126.15B, 1126.16A, 1126.17, 1126.18, 1126.19, 1126.20, 1126.21A, 1126.22A, 1126.23 and 1126.24

Turning Leaf Garden Design Limited Drawings: OS 377-12.2 Rev C, OS 377-12.3 Rev C, TL 030.07 Rvs B, TL 030.08 and TL 030-10 Rvs B
- 3 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan, Arboricultural Method Statement and site monitoring schedule in accordance with BS 5837:2012 (Trees in relation to design, demolition and construction - Recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 4 The felling authorised by this consent shall be carried out only after the Local Planning Authority has received, in writing, 5 working days prior notice of such works.
- 5 A replacement tree as detailed in Open Spaces report dated May 2012 (Ref OS 377-11) shall be planted in the location shown on Open Spaces drawing number OS377-12.2 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 if the 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.

- 6 Prior to the planting of the replacement Oak tree a 12 month maintenance programme shall be provided to the Local Planning Authority. At the end of the maintenance period a report shall be provided to the Local Planning Authority detailing visits and work undertaken.
- 7 The landscaping scheme shall be carried out in accordance with Turning Lead Garden Designs Ltd Drawing numbers TL030.07 and TL030.08 and Open Spaces drawing number OS377-12.2 and to the agreed timetable. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand in writing.
- 8 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 9 The development hereby approved shall not be commenced until additional drawings that show details of the proposed front dormer windows by section and elevation at a scale of 1:20 have been submitted to and approved in writing by the Local Planning Authority. The front dormer windows shall be constructed in accordance with the approved details.
- 10 Prior to first occupation of the development hereby approved, the proposed upper level window openings in the flank walls of the house, and the first floor bathroom windows in the rear elevation indicated on JSP drawing number 1126.19, 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.
- 11 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 12 Wheel washing facilities for vehicles leaving the site during construction works shall be provided on site throughout all ground and below ground works. The wheel washing facilities shall be used to clean vehicles immediately before leaving the site.
- 13 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 08.00 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.
- 14 The approved outbuildings shall only be used as ancillary accommodation for the approved dwellinghouse and shall not be occupied as units separate from the approved house.

- 15 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 extensions and no additions to the roof of the house hereby approved generally permitted by virtue of Classes A and B of Part 1, Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 16 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.

Report Item No: 10

APPLICATION No:	EPF/1583/12
SITE ADDRESS:	22 Rous Road Buckhurst Hill Essex IG9 6BN
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Single storey front extension, single storey rear extension and loft extension.
DECISION:	Granted 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=540263

CONDITIONS

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

Report Item No: 11

APPLICATION No:	EPF/1669/12
SITE ADDRESS:	109 Smarts Lane Loughton Essex IG10 4BP
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Reduction in workshop size to provide parking to front forming new front gable
DECISION:	Granted 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=540803

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: Site Location Plan, PS/SL/P/12/001 and PS/SL/P/12/002
- 3 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.
- 4 The building shall not be open for business outside the hours of 8.30am to 5.30pm on Monday to Friday and at no time on Saturday, Sunday or Bank/Public Holidays.
- 5 The forecourt area shown on drawing no. PS/SL/P/12/002 shall only be used for the parking of vehicles ancillary to the use of the premises. It shall not be used for any storage purposes. No vehicles shall be worked on or fixed on the forecourt.

Report Item No: 12

APPLICATION No:	EPF/1722/12
SITE ADDRESS:	48 Queens Road Buckhurst Hill Essex IG9 5BY
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Retrospective planning application for the change of use of rear garden area to mixed use comprising of a cafe ancillary to the use of the ground floor of the building and as a children's play area with the erection of play equipment.
DECISION:	Deferred

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=541109

The Sub Committee deferred making a decision on this application to allow for a full assessment of the need for planning permission for the use and the play equipment in order to ensure the planning application only relates to development that requires planning permission. The Planning Officer advised the Sub-committee that his professional opinion is that the use as a play area does not require planning permission but the erection of the play equipment may require permission.

Report Item No: 13

APPLICATION No:	EPF/1736/12
SITE ADDRESS:	Land adjacent to 16 Grasmere Close Loughton Essex IG10 1SL
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	New dwelling. (Revised application)
DECISION:	Granted 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=541250

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 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 1; 2
- 4 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 5 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 6 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 08.00 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 7 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed. The installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 8 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 extensions to the house hereby approved and no enlargement or addition to its roof generally permitted by virtue of Classes A and B of Part 1, Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

Report Item No: 14

APPLICATION No:	EPF/1755/12
SITE ADDRESS:	Lioncare Ltd 186 Forest Road Loughton Essex IG10 1EG
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Proposed conversion of storage garages to new Yoga and Pilates Studio including ground and first floor extensions and demolition of outbuilding.
DECISION:	Refused 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=541329

The Planning Officer reported late representations from the Conservators of Epping Forest and the occupier of 2 Lower Belle Vue Cottages, Smarts Lane, together with an amplification of the assessment of the proposal by Loughton Town Council.

REASON FOR REFUSAL

- 1 The proposed first floor extension to the building would be of contemporary design that would not be in keeping with the character of surrounding development. By reason of the level of prominence afforded by its two storey height, the building would appear incongruous with the style of surrounding development, to the detriment of the character and appearance of the area. The proposal would therefore be contrary to policy DBE1 of the Adopted Local Plan and Alterations (which is consistent with policies contained within the National Planning Policy Framework).

Report Item No: 15

APPLICATION No:	EPF/1831/12
SITE ADDRESS:	The Coach House Gravel Lane Chigwell Essex IG7 6DQ
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Erection of new detached two storey dwelling with basement , demolition of existing Coach House and existing concrete framed building. Change of use of stables into storage rooms. (Revised application)
DECISION:	Granted Permission (Subject to Legal Agreement)

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=541732

For the avoidance of doubt, this application fell within the terms of reference of this Sub-Committee.

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 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 1170/101g; 1170/102h; 1170/103g; 1170/105b; 1170/201; 1170/203
- 4 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 Schedule 2, Part 6, Classes A and B shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 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 extensions generally permitted by virtue of Schedule 2 Part 1, Class A and no outbuildings generally permitted by virtue of Schedule 2 Part 1, Class E shall be undertaken without the prior written permission

of the Local Planning Authority.

- 6 The residential curtilage of the dwelling hereby permitted shall be limited to the areas edges red on plan no. 1170/103C.
- 7 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]
- 8 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]
- 9 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]

- 10 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification 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.
- 11 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.
- 12 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 13 No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 14 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 08.00 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 15 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 16 No development shall take place until details of the landscaping of the site, including retention of trees and other natural features and including the proposed times of proposed planting (linked to the development schedule), have been submitted to and approved in writing by the Local Planning Authority. The approved landscaping shall be carried out in accordance with the approved details and at those times.
- 17 If any tree, shrub or hedge shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub or hedge 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.

- 18 The existing buildings shown in dashed line on plan no. 1170/103b shall be demolished and all resultant debris removed from the site within 3 calendar months of the substantial completion of the dwelling hereby approved.

Subject to the completion, within 17 weeks, of a legal agreement under Section 106 of the Town and Country Planning Act 1990 prohibiting the sale of any part of the application site separately from the remainder of the site and preventing the erection of an extension to the retained outbuilding, previously permitted under application reference EPF/0393/02.

Report Item No: 16

APPLICATION No:	EPF/1858/12
SITE ADDRESS:	156 Queens Road Buckhurst Hill Essex IG9 5BJ
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Change of use of existing building at rear of site from warehouse (B8 use) to gymnasium (D2 use)
DECISION:	Granted 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=541872

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 gymnasium use hereby permitted shall only be open to customers/ members between the hours of 7am and 9pm on any day.
- 3 The premises shall be used solely as a gymnasium only. It shall not be used for any other purpose (including any other purpose in Class D2 of the Schedule to the Town & 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.
- 4 No noise arising from music or other amplified sound shall be audible at the boundaries of the site with adjacent residential properties.
- 5 The windows in the west elevation of the building, and the rooflights in the building, shall remain as non opening and fixed shut windows, and no other windows or openings shall be formed in the building without the prior written approval of the local planning authority.
- 6 Entry and exit to the gymnasium hereby approved shall only be gained from Queens Road. In this connection the fire escape door in the rear wall of the property shall only be used for means of escape in an emergency.