

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 6 January 2016
South

Place: Roding Valley High School, Brook **Time:** 7.30 - 9.25 pm
Road, Loughton, Essex IG10 3JA

Members Present: J Hart (Chairman), N Wright (Vice-Chairman), K Angold-Stephens, G Chambers, K Chana, R Jennings, H Kauffman, J Knapman, A Lion, H Mann, L Mead, G Mohindra, A Patel, C P Pond, C C Pond, C Roberts, L Wagland, S Watson, S Weston and D Wixley

Other Councillors:

Apologies: B Sandler and T Thomas

Officers Present: S Solon (Principal Planning Officer), M Jenkins (Democratic Services Officer), T Carne (Public Relations and Marketing Officer), S Mitchell (PR Website Editor) and A Hendry (Senior Democratic Services Officer)

43. 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.

44. MINUTES

RESOLVED:

That the minutes of the last meeting of the Sub-Committee held on 25 November 2015 be agreed and signed by the Chairman as a correct record.

45. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Conduct, Councillor J Knapman declared a non-pecuniary interest in the following item of the agenda by virtue of the applicant being his son. The Councillor advised that he would leave the meeting for the duration of the discussion and voting thereon:

- EPF/2086/15 Land adjacent to 2 Spareleaze Hill, Loughton IG10 1BT

(b) Pursuant to the Council's Code of Conduct, Councillor D Wixley declared a non-pecuniary interest in the following item of the agenda by virtue of knowing the wider family of the applicant concerned. The Councillor advised that he would leave the meeting for the duration of the discussion and voting thereon:

- EPF/2086/15 Land adjacent to 2 Spareleaze Hill, Loughton IG10 1BT

(c) Pursuant to the Council's Code of Conduct, Councillor C Pond declared a non-pecuniary interest in the following item of the agenda by virtue of knowing the applicant. The Councillor advised that she would leave the meeting for the duration of the discussion and voting thereon:

- EPF/2086/15 Land adjacent to 2 Sparelease Hill, Loughton IG10 1BT

(d) Pursuant to the Council's Code of Conduct, Councillor A Patel declared a non-pecuniary interest in the following item of the agenda by virtue of his family being consulted during the planning application process. The Councillor advised that he would leave the meeting for the duration of the discussion and voting thereon:

- EPF/2086/15 Land adjacent to 2 Sparelease Hill, Loughton IG10 1BT

46. ANY OTHER BUSINESS

It was noted that there was other urgent business for consideration by the Sub-Committee.

47. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 10 be determined as set out in the attached schedule to these minutes.

48. EXCLUSION OF PUBLIC AND PRESS

The Sub-Committee noted that there were no items of business on the agenda that necessitated the exclusion of the public and press from the meeting.

CHAIRMAN

Report Item No:1

APPLICATION No:	EPF/2086/15
SITE ADDRESS:	Land adjacent to 2 Sparelease Hill Loughton Essex IG10 1BT
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Proposed 4 bedroom detached house.
DECISION:	Refused Permission

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=578501

Reasons for Refusal

1. By reason of the relatively narrow width of the site and by reason of the proximity of the proposed house to the site boundaries the proposed development would appear uncharacteristically small scale within the street scene and cramped within the site. It would therefore appear as an unsympathetic contrast to the established pattern of development in the locality and consequently would be harmful to its character and appearance. Accordingly, the proposed development is contrary to Local Plan and Alterations policies CP2 (iv), CP7 and DBE1, which are consistent with the National Planning Policy Framework.
2. By reason of a cramped layout and extensive hard surfacing of the front garden area with substandard parking spaces, together with an unusual window design in the front elevation comprising of a window breaking the eaves, first floor patio windows and ground floor slit window with strong horizontal emphasis, the proposed house would have a poor detailed design that would appear incongruous. The poor design of the house would emphasise an unsympathetic contrast between the proposed development and neighbouring development causing further harm to the character and appearance of the locality. Accordingly, the proposed development is contrary to Local Plan and Alterations policies CP2 (iv), CP7, DBE1 and LL11, which are consistent with the National Planning Policy Framework.

Way forward:

Members expect any development in Sparelease Hill to respect the character and appearance of the locality and were unclear as to how this could be achieved within the constraints of the application site.

Report Item No: 2

APPLICATION No:	EPF/2272/15
SITE ADDRESS:	63 Oak Lodge Avenue Chigwell Essex IG7 5JA
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Erection of barbecue shed.
DECISION:	Granted Permission

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=578955

CONDITIONS

NONE.

Report Item No: 3

APPLICATION No:	EPF/2319/15
SITE ADDRESS:	10 Honeycroft Loughton Essex IG10 3PR
PARISH:	Loughton
WARD:	Loughton Alderton
DESCRIPTION OF PROPOSAL:	Two storey side 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/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=579073

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 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

Report Item No:4

APPLICATION No:	EPF/2378/15
SITE ADDRESS:	89 High Road Loughton Essex IG10 4JD
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Amendment, to planning approval EPF/2442/14 (appeal reference APP/J1535/W/15/3011328) from 10 one-bed flats to 8 one-bed flats and 2 two-bed studio flats, together with minor external alterations to rooflights and formation of front dormer to replace small feature roof over front bay.
DECISION:	Granted Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=579240

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
PH(15) 10
PH(15) 11
PH(14) 04 A to planning permission EPF/2442/14 for West and South elevations
PH(14) 02 A to planning permission EPF/2442/14 for layout, amenity areas and parking
Arboricultural Impact Assessment by Open Spaces, Landscape & Arboricultural Consultants Limited dated October 2014 to planning permission EPF/2442/14
- 3 No construction works above ground level shall take 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. The development shall be implemented in accordance with such approved details.

- 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 an 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: proposed finished levels or contours; 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 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 Prior to first occupation of the development the vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall be not less than 5 metres and shall be provided with an appropriate dropped kerb vehicular crossing of the footway.
- 7 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 (staff) and visitors vehicles.
- 8 Any gate provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway.
- 9 Prior to first occupation of the proposed development, the developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council.
- 10 The refuse storage facility shown on the approved plans shall be completed prior to the first occupation of the development and shall thereafter be retained free of obstruction and used for the storage of refuse and recycling only and for no other purpose, unless otherwise agreed in writing by the Local Planning Authority.

- 11 No bonfire shall be permitted on site throughout the demolition and construction phase of the development.
- 12 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tools. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
- 13 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.
- 14 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 an 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: proposed finished levels or contours; 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.
- 15 No development, including works of demolition or site clearance, shall take place until driveway details have been submitted to the Local Planning Authority and approved in writing. These shall consist of an above ground, no dig construction with a porous finish and included an Arboricultural supervision timetable. 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.
- 16 No trenches or pipe runs for services and drains required to service the development hereby approved shall be cut or laid otherwise than in accordance with BS5837:2012 (Trees in relation to design, demolition and construction (Recommendations)), except with the approval of the local planning authority.

- 17 No development shall take place until details of surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.

- 18 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 5

APPLICATION No:	EPF/2418/15
SITE ADDRESS:	21 Priory Road Loughton Essex IG10 1AF
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Demolition of existing bungalow and erection of 2 no. 3 bed dwellings.
DECISION:	Refused Permission

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=579337

Reason for Refusal

- 1 By reason of its width within the site, proximity to the site boundary with 23 Priory Road and simple detailed design in contrast with the interest and variety of neighbouring dwellings, the proposed houses would appear somewhat cramped and as an unsympathetic contrast to the established pattern of development in the locality. As a consequence they would cause harm to the character and appearance of the locality contrary to Local Plan and Alterations policies CP2 (iv), CP7 and DBE1, which are consistent with the National Planning Policy Framework.

Way forward:

Members considered a development of reduced bulk that better complemented the detailed design of neighbouring dwellings is more likely to be acceptable. They considered that would be more likely to be achieved in the form of a single house but were open to the possibility of a two house scheme being designed to address their concerns.

Report Item No: 6

APPLICATION No:	EPF/2475/15
SITE ADDRESS:	57 Tycehurst Hill Loughton Essex IG10 1BZ
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Side/rear extension at lower ground floor level, ground floor and first floor levels. Single storey rear extension at lower ground floor level and form terrace area on its roof with obscure glazed side screen. Lantern style roof light to ground floor rear extension. Front dormer and roof light, rear dormer and roof light and side roof light.
DECISION:	Granted Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=579474

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 house, unless otherwise agreed in writing by the Local Planning Authority.
- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no window or other opening shall be created in the northern or the southern flank elevations of the house without the prior written permission of the Local Planning Authority.
- 4 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.

- 5 Concurrently with the creation of the terrace as shown on approved drawing 6069-05 a screen to visibility 1.7m in height as measured from the surface of the terrace shall be erected on the southern edge of the terrace as shown on approved drawing 6069-07. The screen shall be in place prior to first use of the terrace and be maintained without alteration thereafter.

- 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 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: 7

APPLICATION No:	EPF/2485/15
SITE ADDRESS:	88 Lambourne Road Chigwell Essex IG7 6EN
PARISH:	Chigwell
WARD:	Chigwell Row
DESCRIPTION OF PROPOSAL:	Remove existing old tea room shed and replace with new two bedroom dwelling.
DECISION:	Granted Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=579500

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
Existing ground floor plan/O.S.
Proposed roof plan and block plan
Proposed ground floor plan
Proposed ground and first floor plan
Proposed elevations
Proposed section
Tree protection plan
Arboricultural report dated 22 September 2015 prepared by Andrew Day
Planning design and access statement

- 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 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 an 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: proposed finished levels or contours; 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 No development, including works of demolition or site clearance, shall take place until driveway details have been submitted to the Local Planning Authority and approved in writing. These shall consist of an above ground, no dig construction with a porous finish and included an Arboricultural supervision timetable. 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 No services shall be installed within the calculated root protection area of the oak (T1 of Tree Preservation Order TPO/EPF/14/89) unless the Local Planning Authority gives its prior written approval.

7 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.

8 No development shall have taken 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.

- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no extensions, roof enlargements, rooflights and outbuildings larger than 10 cubic metres generally permitted by virtue of Classes A, B, C or E of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

- 10 No development shall take place until details of surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.

- 11 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 8

APPLICATION No:	EPF/2655/15
SITE ADDRESS:	41 Turpins Lane Chigwell Essex IG8 8AZ
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Conversion of an integral garage into habitable room with associated alterations to front elevation.
DECISION:	Granted Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=580039

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 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 9

APPLICATION No:	EPF/2663/15
SITE ADDRESS:	15 Queens Road Buckhurst Hill Essex IG9 5BZ
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Alteration and conversion of three bedroom flat to two, one bedroom 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/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=580074

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Prior to the commencement of development, details of a scheme for external lighting to the pedestrian entrance and access to the flats shall be submitted to and approved by the Local Planning Authority. The works as agreed shall be fully implemented prior to first occupation of the flats and thereafter maintained in working order in accordance with the agreed details.
- 3 Prior to the commencement of the development hereby permitted, details of provision for refuse and recycling storage for the residential units hereby permitted shall be submitted to and approved by the Local Planning Authority. The measures as agreed shall be complete and available for use prior to first occupation of the residential units and thereafter maintained in accordance with the agreed details.
- 4 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 10

APPLICATION No:	EPF/2776/15
SITE ADDRESS:	10 Church Hill Loughton Essex IG10 1LA
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Change of use from office (use class B1) to Pilates studio with physiotherapy room
DECISION:	Granted Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=580295

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: 1020CW_PRE_SH3 and 1020CW_PRE_SH4 Rev A
- 3 The use hereby permitted shall not be open to customers / members outside the hours of 08.00 to 19.30 on Monday to Friday, 08.00 to 13.00 on Saturdays and 09.00 to 12.00 on Sundays and Bank Holidays.
- 4 Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 as amended (or any other Order revoking, further amending or re-enacting that Order) the application site shall only be used as a Pilates studio with physiotherapy room and shall not be used for any other purpose.