

Report Item No: 1

APPLICATION No:	EPF/0450/08
SITE ADDRESS:	Roding Valley Recreation Ground off Roding Lane and r/o Rous Road Buckhurst Hill Essex IG9
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Installation of a multi use ball court (Leisure use).
DECISION:	Grant Permission (With Conditions)

The Committee's attention was drawn to a letter of representation from 39 Palace Gardens and a Petition of support

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 raising of ground levels shall take place on that part of the site lying within flood zone 3a (the 1:100+20% flood extent).
- 3 All material and earth dug to create the ball-park shall be totally removed from the site and not be placed anywhere within the 1:2500 plan dated 5 March 2008, attached to the planning application . The material shall be removed before any part of the ball park is erected above ground level.
- 4 No lighting shall be installed on the site unless with the granting of further specific permission from the Local Planning Authority.
- 5 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
- 6 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority. The route and measures to prevent damaging the surface of the Roding Valley recreation ground from the movement of construction vehicles onto and off the site shall be agreed in writing by the Local Planning Authority and comply with the details as approved thereafter.

- 7 The new link footpath and gate shall be wide enough to allow a wheelchair user to access the proposed development and therefore be at least 1m in width.

Report Item No: 2

APPLICATION No:	EPF/0354/08
SITE ADDRESS:	51 Epping New Road Buckhurst Hill Essex IG9 5JT
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Demolition of existing property and erection of 5 x 1 bedroom and 8 x 2 bedroom flats with underground parking.
DECISION:	Refuse Permission (With Conditions)

REASONS FOR REFUSAL

- 1 Due to the number and nature of flats proposed, this development would provide inadequate off-street parking for the occupants of these flats and their visitors. The site is also not well served by public transport, such that there will be a reliance on use of the motor-car to carry out journeys to and from the site. The proposal therefore will result in increased pressure on on-street parking in the vicinity of the site to the detriment of the visual appearance of the street-scene and will not be environmentally sustainable. It will therefore be contrary to policies ST1, ST6 and DBE2 of the Adopted Local Plan and Alterations.

Report Item No: 3

APPLICATION No:	EPF/0411/08
SITE ADDRESS:	Limes Farm Community Hall Limes Avenue Chigwell Essex IG7
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Installation of a portable classroom behind Limes Farm Community Hall on disused land to be used as a nursery.
DECISION:	Withdrawn by applicant

Report Item No: 4

APPLICATION No:	EPF/0447/08
SITE ADDRESS:	9 Tomswood Road Chigwell Essex IG7 5QP
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Two storey side extension.
DECISION:	Refused Permission

REASONS FOR REFUSAL

- 1 The proposed extension, by reason of its design, fails to integrate with the main house, and therefore would be visually intrusive within the street scene, contrary to policy DBE10 of the Adopted Local Plan and Alterations.

Report Item No: 5

APPLICATION No:	EPF/0520/08
SITE ADDRESS:	94 Hainault Road Chigwell Essex IG7 5DH
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Loft conversion with dormer windows and raise roof height. (Revised application)
DECISION:	Grant Permission (With Conditions)

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 extension, shall match those of the existing building.

Report Item No: 6

APPLICATION No:	EPF/0466/08
SITE ADDRESS:	27 Church Lane Loughton Essex IG10 1PD
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	First floor side extension.
DECISION:	Grant Permission (With Conditions)

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 extension, shall match those of the existing building.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the development hereby permitted without the prior written approval of the Local Planning Authority.

Report Item No: 7

APPLICATION No:	EPF/0470/08
SITE ADDRESS:	Beechlands 42 Alderton Hill Loughton Essex IG10 3JB
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Reserved matters application for the erection of private dwelling for the proprietor of 'Beechlands'
DECISION:	Refuse Permission

REASONS FOR REFUSAL

- 1 The proposal, by reason of its design and appearance would not be appropriate as a backland development in this location, resulting in a house of bulk and massing, out of keeping with its locality, contrary to policies DBE1 and DBE2 or the Adopted Local Plan and Alterations.

Report Item No: 8

APPLICATION No:	EPF/0522/08
SITE ADDRESS:	34 Ollard's Grove Loughton Essex IG10 4DW
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	First floor extension above existing garage.
DECISION:	Grant Permission (With Conditions)

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 extension, shall match those of the existing building.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting that Order) no enclosure or balcony shall be formed at any time on any part of the roof of the development hereby approved without the prior written approval of the Local Planning Authority.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the development hereby permitted without the prior written approval of the Local Planning Authority.

Report Item No: 9

APPLICATION No:	EPF/0568/08
SITE ADDRESS:	2 Cloverleys Park Hill Loughton Essex IG10 4EH
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Loft conversion with one dormer to front and three rear dormer windows
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Prior to first occupation of the building hereby approved the proposed window openings in the flank wall shall be fitted with obscured glass and shall be permanently retained in that condition.
- 3 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.