

Report Item No: 1

APPLICATION No:	EPF/0730/08
SITE ADDRESS:	Langston Road Depot Southern side of Road beside T11 site Langston Road Loughton Essex IG10 3TH
PARISH:	Loughton
WARD:	Loughton Broadway
DESCRIPTION OF PROPOSAL:	Outline application for development of the site for B1 and/or B2 and/or B8 use.
DECISION:	Grant Permission (With Conditions)

CONDITIONS

1. Application for the approval of details reserved by this permission must be made not later than the expiration of three years from the date of this notice. The development hereby permitted must be begun not later than the expiration of two years from the date of the final approval of the details reserved by this permission or, in the case of approval on different dates, the final approval of the last matter approved.
2. The development hereby permitted shall be carried out in accordance with detailed plans and particulars which shall have previously been submitted to and approved by the Local Planning Authority, showing the layout of proposed development including the provision of garaging/visitors' car parking spaces/vehicles loading or unloading, and turning areas, and the siting, design, landscaping and external appearance of each of the buildings and the means of access thereto.
3. Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
4. 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.
5. A flood risk assessment 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 programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment.

6. Prior to commencement of development, including demolition or site clearance works, a phased contaminated land investigation shall be undertaken to assess the presence of contaminants at the site in accordance with an agreed protocol as below. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance works adopted.

Prior to carrying out a phase 1 preliminary investigation, a protocol for the investigation shall be agreed in writing with the Local Planning Authority and the completed phase 1 investigation shall be submitted to the Local Planning Authority upon completion for approval.

Should a phase 2 main site investigation and risk assessment be necessary, a protocol for this investigation shall be submitted to and approved by the Local Planning Authority before commencing the study and the completed phase 2 investigation with remediation proposals shall be submitted to and approved by the Local Planning Authority prior to any remediation works being carried out.

Following remediation, a completion report and any necessary maintenance programme shall be submitted to the Local Planning Authority for approval prior to first occupation of the completed development.

7. No development or preliminary groundworks of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning authority.
8. No part of the proposed development shall be occupied until details of a Green Travel Plan containing a travel to work use and car parking management strategy of the development as a whole has been submitted to and approved in writing by the Local Planning Authority. The Plan shall comprise proposals to reduce car dependence and vehicle emissions and to establish and encourage the use of alternative transport modes for journeys to and from work and during working hours, including how to deter visitors arriving and departing by motorcar. Details of the proposals shall include measures to secure increases in car sharing, public transport use, cycling and walking, proposals for car parking restrictions and controls and details of on-site facilities to promote alternative modes of travel to the site. The plan shall contain relevant surveys, publicity and marketing; review and monitoring mechanisms shall identify targets, timescales and phasing programmes and on-site management responsibilities. The plan shall be implemented as approved and be subject to annual review for the first five years. This shall be carried out in conjunction with the Local Planning Authority.
9. No development hereby permitted shall take place until measures are in place to secure a contribution towards The Broadway Town Centre Enhancement Scheme (see informative).
10. No more than 20% of the development on the site shall be a use falling within Class B8 of the Use Classes Order (Amendment) 2005 unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 2

APPLICATION No:	EPF/0820/08
SITE ADDRESS:	1 Albert Road Buckhurst Hill Essex IG9 6EH
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Variation of planning approval EPF/1757/05 to increase roof height of front apartment block to contain 6 flats.
DECISION:	Refuse Permission

REASONS FOR REFUSAL

1. The proposal would be intrusive on the character of the area and detract from the appearance of the street scene, contrary to Policy DBE1 of the Adopted Local Plan and Alterations.

Report Item No: 3

APPLICATION No:	EPF/0679/08
SITE ADDRESS:	118 High Road Chigwell Essex IG7 5AR
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Demolition of an existing dwelling and erection of 10 x 2 bedroom flats and 2 x 3 bedroom penthouses including associated car parking, access and landscaping.
DECISION:	Refuse Permission

REASONS FOR REFUSAL

1. The proposed design, because of its top-heavy proportion of roof that results in a bulky appearance of the building, would be detrimental to the appearance of this development on the street scene, contrary to policy DBE1 of the Adopted Local Plan and Alterations.
2. The proposed windows on the upper floors on the southern elevations would result in undue overlooking and loss of privacy, detrimental to the living conditions of the occupier of the adjacent residential property at 120 High Road, Chigwell, contrary to Policy DBE9 of the Adopted Local Plan and Alterations.

Report Item No: 4

APPLICATION No:	EPF/0688/08
SITE ADDRESS:	Belmont Lodge 392 Fencepiece Road Chigwell Essex IG7 5DY
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Proposed extension and alterations.
DECISION:	Refuse Permission

REASONS FOR REFUSAL

1. The kitchen extension by virtue of its siting would result in loss of amenity to the occupiers of adjacent residential property by reason of noise, smell and odours, contrary to Policy DBE9 of the Adopted Local Plan and Alterations
2. The proposed kitchen extension would reduce parking on the site to well below the maximum requirement of the Council's Adopted Parking Standards and therefore result in on-street parking, to the detriment of highway safety, contrary to policy ST4 and ST6 of the Adopted Local Plan and Alterations