

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/2462/08
<b>SITE ADDRESS:</b>	109 & 111 Manor Road Chigwell Essex IG7 5PS
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of 2 houses and construction of 13 flats. (Revised application)
<b>DECISION:</b>	Refused Permission

**REASON FOR REFUSAL**

- 1 The proposal will result in an overdevelopment of the site due to the number of flats proposed, and insufficient parking provision, such that this represents an unacceptable design layout. It therefore will not only be out of keeping, but will result in on-street parking in the vicinity of the site, to the detriment of the character and appearance of the surrounding area, contrary to policies DBE1, DBE2, ST6 and CP7 of the Adopted Local Plan and Alterations.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/2344/08
<b>SITE ADDRESS:</b>	95 Spring Grove Loughton Essex IG10 4QG
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use from highway to residential (footpath and carriageway becoming part of front garden and driveway area to 95 Spring Grove, Loughton).
<b>DECISION:</b>	Granted 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 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 3 Prior to the commencement of the development details of the proposed surface materials for the driveway. shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the use of the development.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/2394/08
<b>SITE ADDRESS:</b>	Grange Court High Road Loughton Essex IG10 4QX
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>DESCRIPTION OF PROPOSAL:</b>	Extended bin store for improved refuse storage and recycling facilities.
<b>DECISION:</b>	Granted 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 As shown on Plans 2 and 3 hereby approved, the extension of the bin enclosure shall be constructed in timber to match the existing bin enclosure.
- 3 The tree and hedge as shown retained on Plan 2 of the plans hereby approved, shall not be cut down, uprooted, wilfully damaged or destroyed, without the written approval of the Local Planning Authority.
- 4 The development hereby approved involves extending the existing car parking spaces towards No. 19 Grange Court, and before work commences on site, details of a boundary treatment shall be submitted and agreed in writing by the Local Planning Authority. The details as agreed shall be implemented on site, before the car parking space is brought into use.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/0137/09
<b>SITE ADDRESS:</b>	11 Baldwin's Hill Loughton Essex IG10 1SE
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Johns
<b>DESCRIPTION OF PROPOSAL:</b>	First floor side extension and single storey front extension and loft conversion with front and rear dormer windows.
<b>DECISION:</b>	Granted Permission (With Conditions)

The Committee's attention was drawn to representations from Hills Amenity Society and from Superintendent of Epping Forest

**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 tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

If any tree 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 shall be planted at the same place, and that tree, shrub, or hedge shall be of such size, specification, and species, and should be planted at such time as may be specified in writing by the Local Planning Authority.

If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies or becomes seriously damaged 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.

- 3 The development shall be carried out in accordance with the amended plans received on 12 Feb 2009 unless otherwise agreed in writing with the Local Planning Authority.

- 4 Prior to first occupation of the building hereby approved the proposed window openings in the side dormer on the North side shall be fitted with obscured glass and have fixed frames to a height of 1.7metres above the floor of the room in which the window is installed, and shall be permanently retained in that condition.
- 5 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.