

Report Item No: 1

APPLICATION No:	EPF/0633/09
SITE ADDRESS:	199 High Road/2 Station Road Loughton Essex IG10 4NZ
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Change of use of car showroom (sui generis) to form three class A1 units and one class A3 restaurants. (Revised application EPF/1958/08)
DECISION:	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 The development shall be carried out in accordance with the amended plans No. 7052/02 Rev A received 11 May 2009 unless otherwise agreed in writing with the Local Planning Authority.
- 3 The A3 use hereby permitted shall not be open to customers outside the hours of 0900 to 2300 on Monday to Saturday and 1000 to 2300, on Sundays and bank/public holidays.
- 4 No development shall take place for the proposed A3 unit hereby approved, until there has been submitted to and approved by the Local Planning Authority a scheme for the extract ventilation, filtration and deodorising of cooking fumes. The scheme shall include details of the predicted acoustic performance of the system and details of the discharge points. The approved scheme shall be carried out prior to the commencement of the A3 use hereby permitted and retained thereafter. All equipment installed as part of the approved scheme shall be operated and maintained in accordance with the manufacturer's instructions.
- 5 Prior to the premises being brought into use for the purposes hereby permitted, a scheme providing for the adequate storage of refuse from the A3 use shall be submitted to and approved by the Local Planning Authority. The scheme shall be carried out and thereafter retained at all times.

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.

7 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

8 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. 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, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

9 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.

Report Item No: 2

APPLICATION No:	EPF/0715/09
SITE ADDRESS:	42 Bushfields Loughton Essex IG10 3JP
PARISH:	Loughton
WARD:	Loughton Alderton
DESCRIPTION OF PROPOSAL:	Single storey side and rear extension.
DECISION:	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 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

Report Item No: 3

APPLICATION No:	EPF/0518/09
SITE ADDRESS:	214 Queen's Road Buckhurst Hill Essex IG9 5AY
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Conversion of loft space into two self contained one bedroom flats, demolition of derelict store and rebuilding as additional single storey one bedroom flat and construction of a single storey extension to flat 1.
DECISION:	Deferred

This item was withdrawn from the Agenda by the Applicant to allow for further consideration.

Report Item No: 4

APPLICATION No:	EPF/0485/09
SITE ADDRESS:	Former Beagles Hut The Retreat Retreat Way Chigwell Essex IG7 6EL
PARISH:	Chigwell
WARD:	Chigwell Row
DESCRIPTION OF PROPOSAL:	Demolition and clearance of existing site and redevelopment with a detached house with ancillary car parking and associated hard surfacing and landscaping.
DECISION:	Refused Permission

REASON FOR REFUSAL

- 1 The design of the proposed dwelling would incorporate several contrasting styles resulting in a complex and unsympathetic appearance. In particular, the single storey arched entrance extending down to the windows would appear incongruous and detrimental to the appearance of the locality. The dwelling, by virtue of its design, would be out of character with other buildings in the vicinity of the site, resulting in harm to the surrounding environs contrary to policies DBE1, CP3 and CP7 of the Adopted Local Plan and Alterations.