

Report Item No: 1

APPLICATION No:	EPF/1205/09
SITE ADDRESS:	Three Jolly Wheelers Chigwell Road Chigwell Essex IG8 8AS
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	TPO/EPF/40/02 T1, T2, T3 and T5 Sycamore - Fell T4, T6 and T7 Sycamore - Remove deadwood
DECISION:	Granted Permission (With Conditions)

CONDITIONS

- 1 A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted, and shall be inspected by the Local Planning Authority and agreed to be in accordance with the details prior to implementation of the felling hereby agreed, unless varied with a written agreement of 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 and defective another tree of the same species and size of that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 2 The work authorised by this consent shall be carried out under the direct supervision of the Local Planning Authority, who shall receive in writing, 5 working days notice of such works.
- 3 The works hereby authorised shall not be undertaken after a period of three years from the date of this consent has expired.
- 4 All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998 (1989) (or with any similar replacement Standard).

Report Item No: 2

APPLICATION No:	EPF/0917/09
SITE ADDRESS:	97 Swanshope Loughton Essex IG10 2NB
PARISH:	Loughton
WARD:	Loughton Fairmead
DESCRIPTION OF PROPOSAL:	Use of converted garage for beauty treatments.
DECISION:	Granted Permission (With Conditions)

CONDITIONS

- 1 The use hereby permitted shall be for a limited period expiring 2 years from the date of this notice, at which time the mixed use of the premises for residential and beauty therapy shall cease and the use will return to residential use.
- 2 Notwithstanding the provisions of Regulation 6 of the Town & Country Planning (Control of Advertisements) Regulations 2007 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting those Regulations), no signs or advertisements shall be displayed on the premises without the previous consent in writing of the Local Planning Authority.
- 3 The activity hereby approved shall only be carried out in the former garage converted to a habitable room under planning permission EPF/2388/08 and shall only be carried out by the applicant providing she resides at the property. It shall not be carried out in any other part of the house or its garden and shall not be carried out by any other person.
- 4 The beauty therapy use hereby permitted shall only operate between the hours of 1000 and 1700, Monday to Friday.

Report Item No: 3

APPLICATION No:	EPF/1079/09
SITE ADDRESS:	56 Alderton Hill Loughton Essex IG10 3JB
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Proposed five bedroom detached house with integral garage at site adjacent to 56 Alderton Hill and the demolition of existing garage.
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 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.
- 3 Prior to first occupation of the building hereby approved the proposed window openings in the first floor flank elevations shall be entirely 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.
- 4 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.

- 5 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.
- 6 Prior to the commencement of the development details of the method for the prevention of the discharge of surface water from the development onto the highway shall be submitted to the local planning authority for approval in writing. The development shall proceed in accordance with the approved details.
- 7 No unbound materials shall be used in the surface finish of the driveway within 6 metres of the site boundary with the highway.
- 8 Any gates provided at the vehicular access shall only open inwards and shall be set back a minimum of 4.8 metres from the nearside edge of the carriageway.
- 9 Notwithstanding the provisions of Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), not first and ground floor extensions to the dwelling hereby approved shall be constructed without the prior written permission of the Local Planning Authority.

Report Item No: 4

APPLICATION No:	EPF/1185/09
SITE ADDRESS:	Land adj, 34, 54, 66 Pyrles Lane and Pyrles Lane Shopping Parade Loughton Essex IG10 2NN
PARISH:	Loughton
WARD:	Loughton Fairmead
DESCRIPTION OF PROPOSAL:	Construction of car park on redundant clothes drying area.
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, 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.

- 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 Notwithstanding the detail shown on the approved plans, the height of the section of wall adjacent to the service road (shown hatched black on the approved plan BWS.11.03) shall not exceed one metre.
- 5 Prior to the first use of the development hereby approved, drainage systems shall be installed in accordance with the details approved in the submitted Flood Risk Assessment and on approved plans BWS.11.05 and BWS.11.06.
- 6 Prior to the commencement of the development hereby approved, details of the proposed brick wall shall be submitted to the local planning authority for approval in writing. The development shall proceed in accordance with the approved details,.

Report Item No: 5

APPLICATION No:	EPF/1143/09
SITE ADDRESS:	Holly House Private Hospital High Road Buckhurst Hill Essex IG9 5HX
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Existing Hospital to be remodelled to incorporate 11 new bedrooms and a new bed lift. New single storey bedroom block (10 new bedrooms) with plant room and screened area above. New front entrance and access corridor adjacent to the existing hospital leading to new redevelopment of the existing Ambulance station on Knighton Lane to become an extension to the hospital providing new operating theatres, consultant rooms etc. New Sub Station & Switch room. (Revised application.)
DECISION:	Refused Permission

REASONS FOR REFUSAL

- 1 The proposed development would be an incongruous addition within street scene which would be harmful to the character of the locality, by virtue of its unsympathetic height, bulk and detailed design contrary to policies ENV7 of the East of England Plan and CP2, CP3(v) and DBE1 of the adopted Local Plan and Alterations.
- 2 The proposed development would have an inadequate provision of on-site car parking to facilitate the intensified use of the site, resulting in additional on-street parking and congestion within the locality which would be detrimental to the amenities of neighbouring residents and to the sylvan and semi-rural character of Knighton Lane. It is, therefore, contrary to policies CP2, CP3(v), DBE9, ST4 and ST6 of the adopted Local Plan and Alterations.

Report Item No: 6

APPLICATION No:	EPF/1237/09
SITE ADDRESS:	16 Luctons Avenue Buckhurst Hill Essex IG9 5SG
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	First floor side extension and part two, part single storey rear extension. (Revised application)
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.
- 3 The flank wall of the first floor side extension hereby approved shall be set a minimum distance of 1 metre from the boundary of the property with 18 Luctons Avenue, Buckhurst Hill.

Report Item No: 7

APPLICATION No:	EPF/1348/09
SITE ADDRESS:	102 - 104 Queen's Road Buckhurst Hill Essex IG9 5BS
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Application for a basement area (office use) and two additional car parking spaces to a previously approved commercial office and meeting hall development.
DECISION:	Deferred

The Committee deferred this item to allow consultation to be continued.

Report Item No: 8

APPLICATION No:	EPF/1041/09
SITE ADDRESS:	109 & 111 Manor Road Chigwell Essex IG7 5PS
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Demolition of 2 houses and construction of 12 flats. (Revised application)
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 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.
- 3 Prior to first occupation of the building hereby approved the proposed first floor window openings in the west elevation together with the west facing window openings in the flat identified as flat 12 on drawing no 08221_003 REV B shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 4 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.
- 5 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 first occupation of the development.
- 6 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 7 Prior to commencement of development, details of levels shall be submitted to and approved by the Local Planning Authority showing the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in

accordance with those approved details.

- 8 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.

- 9 Before the occupation or use of any phase or part of the development, whichever is the soonest, a Landscape Management Plan (LMP) shall be submitted to and approved by the LPA.

The LMP shall contain a statement of the long-term aims and objectives covering all elements of the implementation of the agreed landscape scheme and full details of all management and establishment operations over a five-year period, unless otherwise agreed in writing by the LPA. It shall also include details of the relevant management, and supervisory responsibilities.

The LMP shall also include provision for a review to be undertaken before the end of the five year period. A revised LMP shall be submitted for the agreement of the LPA before five years has expired. The revised details shall make similar provisions for the long term maintenance and management of the landscape scheme. The revised scheme shall also make provision for revision and updating.

The provisions of the LMP, and subsequent revisions shall be adhered to and any variation shall have been agreed beforehand in writing by the LPA. No trees, shrubs, hedges or other plants shall be removed for the duration of the Landscape Management Scheme or its revisions, without the prior written approval of the LPA. Any trees, shrubs, hedges or other plants being so removed shall be replaced in the first available planting season by an equivalent replacement or replacements to the satisfaction of the LPA. Management of the landscape scheme in accordance with the LMP or their agreed revisions shall not cease before the duration of the use of the development unless agreed in writing by the LPA.

10 No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

11 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.

12 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.

13 Mitigation for the protection of Bats on the site as outlined in the submitted Bat Assessment Survey shall be carried out prior to the first occupation of the site

14 Prior to occupation of the development hereby permitted the existing crossover shall be removed and the footpath resurfaced and kerb reinstated for use as approved in writing by the Local Planning Authority.

- 15 The development shall not be occupied until the car parking area indicated on the approved plans, including any parking spaces for the mobility impaired has been hard surfaced, sealed and marked out in parking bays. The car parking area shall be retained in this form at all times. The car park shall not be used for any purpose other than the parking of vehicles that are related to the use of the development.
- 16 No development hereby approved shall take place until measures to enable the provision of education improvements to the local area, necessitated by this development, are secured. These measures are laid out in the Essex County Council letter dated 09 Jul 09, and require the contribution of £18,705 to the County Council, calculated using the April 2009 cost multipliers and will need to be index linked using the PUBSEC index.

Report Item No: 9

APPLICATION No:	EPF/1064/09
SITE ADDRESS:	40a Hainault Road Chigwell Essex IG7 6QX
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Change of use from vacant land (formerly agricultural) to car parking for use in association with Victory Hall.
DECISION:	Withdrawn by Applicant

Report Item No: 10

APPLICATION No:	EPF/1075/09
SITE ADDRESS:	94 Hainault Road Chigwell Essex IG7 5DH
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Amendment to EPF/520/08, for retention of enlarged rear dormer window.
DECISION:	Withdrawn from Agenda

Report Item No: 11

APPLICATION No:	EPF/1128/09
SITE ADDRESS:	24 Daleside Gardens Chigwell Essex IG7 6PR
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Two storey rear and side extension, alterations to roof and new loft conversion with rear dormer window, new front garden walls and front drive, landscaping. (Revised application)
DECISION:	Granted Permission (With Conditions)

CONDITIONS

- 1 The development shall be carried out in accordance with the amended plans received on 28/07/09 unless otherwise agreed in writing with the Local Planning Authority.
- 2 The proposed window openings in the first floor flank elevation on the north east elevation 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.
- 3 Materials to be used for the external finishes of the proposed extension shall be in accordance with the material details on the submitted plans dated 28/07/09.
- 4 Any gates provided at the vehicular access shall only open inwards and shall be set back at a minimum of 4.8m from the nearside edge of the carriageway.

Report Item No: 12

APPLICATION No:	EPF/1215/09
SITE ADDRESS:	Land adj 3 Brook Rise Chigwell Essex IG7 6AP
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Retention of front dividing wall and vehicle gate at land adjacent to 3 Brook Rise previously approved under reference EPF/1015/06
DECISION:	Withdrawn from Agenda

Report Item No: 13

APPLICATION No:	EPF/1261/09
SITE ADDRESS:	3 Woolhampton Way Chigwell Essex IG7 4QE
PARISH:	Chigwell
WARD:	Chigwell Row
DESCRIPTION OF PROPOSAL:	First floor extension over garage and extension to bring forward garage in line with house.
DECISION:	Granted Permission (with Conditions)

The Committee were minded to grant planning permission because they took the view that the design of the proposed extension is acceptable in terms of its impact on the appearance of the house and on the street scene. Accordingly, they found the proposal complies with adopted planning policy for the locality

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 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.