

**Report Item No: 1**

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| <b>APPLICATION No:</b>          | EPF/0227/10                                       |
| <b>SITE ADDRESS:</b>            | 24 Albion Hill<br>Loughton<br>Essex<br>IG10 4RD   |
| <b>PARISH:</b>                  | Loughton  |
| <b>WARD:</b>                    | Loughton Forest                                   |
| <b>DESCRIPTION OF PROPOSAL:</b> | 6 x 4m high lighting columns around tennis court. |
| <b>DECISION:</b>                | Deferred  |

Members were concerned about the impact of the proposed lighting on the character of the locality and amenities of neighbours. In order to establish, with a greater degree of certainty, the likely impact, Members requested the submission of a lighting contour plan demonstrating the extent of light spillage around and above the tennis court. Members resolved to defer making a decision on the application until that information was available for consideration.

**Report Item No: 2**

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| <b>APPLICATION No:</b>          | EPF/0446/10  |
| <b>SITE ADDRESS:</b>            | BPI Poly Site<br>Brook Road<br>Buckhurst Hill<br>Essex<br>IG9          |
| <b>PARISH:</b>                  | Buckhurst Hill   |
| <b>WARD:</b>                    | Buckhurst Hill West  |
| <b>DESCRIPTION OF PROPOSAL:</b> | 14 dwellings with associated car parking, access road and landscaping. |
| <b>DECISION:</b>                | Deferred   |

Members were concerned that the level of contribution towards the provision of education in the locality requested by the Local Education Authority was not clearly justified. Members therefore requested further information explaining how the proposed education contribution had been calculated and deferred making a decision on the application until that information was made available for consideration.

**Report Item No: 3**

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| <b>APPLICATION No:</b>          | EPF/0796/10   |
| <b>SITE ADDRESS:</b>            | 15 Tomswood Road<br>Chigwell<br>Essex<br>IG7 5QP  |
| <b>PARISH:</b>                  | Chigwell  |
| <b>WARD:</b>                    | Grange Hill   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Two storey rear extension, loft conversion with three rear dormer windows, internal alterations, front porch and balcony above. (Revised application) |
| <b>DECISION:</b>                | Grant Permission (With Conditions)  |

In giving planning permission, Members requested that Officers give consideration to making a replacement tree the subject of a Tree Preservation Order once it is planted.

**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 extension hereby approved the proposed window openings in the first floor flank wall facing number 17, Tomswood Road, 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.
- 3 Materials to be used for the external finishes of the proposed extension and dormer windows shall match those of the existing building.
- 4 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.

5 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.

6 The site shall only be accessed from Tomswood Road for the purposes of carrying out the development hereby approved and for the purposes of the delivery of materials and removal of material and debris in connection with carrying out the development.

**Report Item No: 4**

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| <b>APPLICATION No:</b>          | EPF/1051/10   |
| <b>SITE ADDRESS:</b>            | 14 Wimborne Close<br>Buckhurst Hill<br>Essex<br>IG9 5DN                               |
| <b>PARISH:</b>                  | Buckhurst Hill  |
| <b>WARD:</b>                    | Buckhurst Hill West   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Extension of time limit to EPF/0573/07. (Loft conversion with dormer window to rear.) |
| <b>DECISION:</b>                | 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 The development shall be carried out in accordance with the amended plans received with the original application on 25/05/07 and the amended rear elevation received on 01/05/07 unless otherwise agreed in writing with the Local Planning Authority.
- 4 The existing roof of the building shall not be raised and ridge tiles shall be retained across the length of its ridge. The dormer window hereby approved shall not be any higher than the bottom of the ridge tiles.