

Report Item No: 1

APPLICATION No:	EPF/1076/10
SITE ADDRESS:	4 Stradbroke Park Chigwell Essex IG7 5QL
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	TPO/EPF/54/08 and EPF/0680/10 - (T1) Conifer - Fell and grind out stump (T2) Hornbeam - Crown lift and reduce by 30% (T3) Hornbeam - Fell and grind out stump (T4) Oak - Crown lift and reduce by 30% (T5) Hornbeam - Fell and grind out stump (T6 and T7) 2 x Hornbeam - Remove overhang
DECISION:	Granted Permission (With Conditions)

CONDITIONS

- 1 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.
- 2 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 within one month of the implementation of the felling hereby agreed, unless varied with the 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, 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 crown lifting to T4 Oak authorised by this consent shall extend only to the whole or partial removal of branches necessary to give 6 metres clearance above ground level.
- 4 The crown reduction to T4. Oak authorised by this consent shall be by no more than 30%.
- 5 The crown reduction to T6 & T7 Hornbeams authorised by this consent shall consist of pruning lateral branches to boundary line.
- 6 The works hereby authorised shall not be undertaken after a period of three years from the date of this consent.

Report Item No: 2

APPLICATION No:	EPF/0227/10
SITE ADDRESS:	24 Albion Hill Loughton Essex IG10 4RD
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	6 x 4m high lighting columns around tennis court.
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 lighting columns hereby permitted shall only be illuminated between the hours of 0800 and 2130. Their lights shall be kept off outside of those times.
- 3 Prior to the first illumination of the lighting columns hereby approved, they shall be fitted with hoods and spill shields that have previously been approved in writing by the Local Planning Authority. The approved hoods and spill shields shall be permanently retained and the lighting columns shall not be illuminated without the approved hoods and spill shields fitted, which shall remain thereafter.
- 4 The lights of the lighting columns hereby approved shall only be aimed at the tennis court. They shall not be aimed in any other direction.
- 5 The development shall be carried out in accordance with the details shown on drawing number 24AH-400/C and permanently retained in accordance with those details.

Report Item No: 3

APPLICATION No:	EPF/0310/10
SITE ADDRESS:	118 High Road Chigwell Essex IG7 5AR
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Demolition of an existing single dwelling house and the construction of 10 no. two bedroom apartments and 2 no. three bedroom penthouses, associated car parking provided underground and at a surface level. (Revised application)
DECISION:	Refused Permission

Members took the view that recent changes in the planning policy context within which the proposal should be assessed amount to a material change in circumstances since previous planning appeal decisions relevant to the proposal were taken. Members concluded the change in policy context is a material consideration of such weight that the principle of developing the site for 10 and 12 flats, established by the planning appeal decisions dated 18 September 2006 and 13 May 2009 respectively, is no longer sound. Members took the view that the proposal would be harmful to the character of the locality and appearance of the street scene and therefore decided that the benefits of achieving a more efficient use of the site for housing are outweighed by the harm that would be caused. Accordingly the Sub-Committee refused to grant planning permission.

REASONS FOR REFUSAL

- 1 The locality is characterised by large family houses. The scale and intensity of the proposed development would be in sharp contrast to the established character of the locality. Moreover, by reason of its bulk and massing the proposed block of flats would appear disproportionately large in the street scene. As a consequence, the proposal would be harmful to the character of the locality and appearance of the street scene, contrary to policies CP2, CP7 and DBE1 of the Adopted Local Plan and Alterations.

Report Item No: 4

APPLICATION No:	EPF/0446/10
SITE ADDRESS:	BPI Poly Site Brook Road Buckhurst Hill Essex IG9
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	14 dwellings with associated car parking, access road and landscaping.
DECISION:	Granted Permission (With Conditions) Subject to Section 106 agreement

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 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.

- 4 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) have been submitted to an approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle artefacts and structures, including signs and lighting and functional services above and below ground. Details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers / densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant 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.
- 5 Prior to first occupation of the building hereby approved the proposed window openings in the first and second floor side elevations of plots 4, 8, 11, 14 and in the first floor side elevations of plots 5, 9 and 10 and in the first floor rear elevation of plot 6 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.
- 6 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the garages hereby approved shall be retained so that it is capable of allowing the parking of cars together with any ancillary storage in connection with the residential use of the site, and shall at no time be converted into a room or used for any other purpose.
- 7 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no extensions or outbuildings generally permitted by virtue of Schedule 2 Part 1 Classes A and E shall be undertaken at plots 1, 2, 3, 4, 11, 12 and 13 without the prior written permission of the Local Planning Authority.
- 8 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no hardsurfaces generally permitted by virtue of Schedule 2 Part 1, Class F shall be undertaken without the prior written permission of the Local Planning Authority.
- 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.

- 10 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.
- 11 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.
- 12 Prior to the commencement of the development hereby approved, details of a surface water drainage system shall be submitted to the Local Planning Authority for approval in writing. The development shall proceed in accordance with the approved details.
- 13 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.
- 14 Prior to the first occupation of the development hereby approved the access and footway arrangements as shown in principle on drawing no.3635 P101 E onto Brook Road shall be provided. Details of the design including 6m minimum radius kerbs and the provision of pedestrian dropped kerb crossings with appropriate tactile paving across the new bellmouth access shall be submitted to the Local Planning Authority for approval. The development shall proceed in accordance with the approved details.
- 15 Details of the reconstruction of the footway and kerb across the entire site frontage, including the reinstatement of any redundant crossovers and any holes left by the removal of existing bollards, shall be submitted to the Local Planning Authority for approval in writing. The works shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved.

- 16 Prior to the first occupation of the development hereby approved, the access at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2.4metres by 70metres to the east and 2.4metres by 90metres to the west, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided before the access is first used by vehicular traffic and retained free of any obstruction at all times.
- 17 Prior to commencement of the development hereby approved, details of the estate roads and footways (including layout, levels, gradients, surfacing and means of surface water drainage) shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details.
- 18 The carriageway of the proposed estate road shall be constructed up to and including at least road base level, prior to the commencement of the erection of any dwelling intended to take access from that road. The carriageways and footways shall be constructed up to and including base course surfacing to ensure that each dwelling prior to occupation has a properly consolidated and surfaced carriageway and footway, between the dwelling and the existing highway. Until final surfacing is completed, the footway base course shall be provided in a manner to avoid any upstands to gullies, covers, kerbs or other such obstructions within or bordering the footway. The carriageways, footways and footpaths in front of each dwelling shall be completed with final surfacing within twelve months from the occupation of such dwellings.
- 19 Prior to the commencement of the development hereby approved, details of wheel washing facilities shall be submitted to the Local Planning Authority for approval in writing. The approved facilities shall be placed on site proper to the commencement of the development and shall remain onsite for the duration of the construction of the development.

Subject to, within 6 months of the resolution to grant planning permission, the completion of a Section 106 Agreement securing the following matters upon the substantial completion of 4 of the proposed houses:

- 1. A financial contribution of £95,924 towards making provision for additional school places within the locality, and**
- 2. A financial contribution of £100,000 towards the provision of affordable housing within the locality.**

Report Item No: 5

APPLICATION No:	EPF/0900/10
SITE ADDRESS:	Zizzi 2 Church Hill Loughton Essex IG10 1LA
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Display of halo illuminated fascia sign, non-illuminated projecting sign, internally illuminated signage at first and ground floor and internally illuminated menu box.
DECISION:	Split Decision (see below)

Display of menu box, 'Zizzi Ristorante' lettering on the Kings Green elevation, blinds, projecting sign on the Church Hill elevation and the free standing car park sign: Grant Express Consent (subject to standard advertisement conditions)

Display of 'Zizzi Ristorante' individual lettering sign on the Church Hill elevation: Refuse Express Consent

REASON FOR REFUSAL

- 1 The proposed 'Zizzi Ristorante' sign located on the Church Hill elevation of the building would contribute towards a proliferation of signage on this part of this elevation of the building. Due to its position on the timber detailing of this part of the building this sign would be particularly harmful, detracting from this feature of the building. The sign would appear cramped between the ground and first floor windows. The harm caused by this sign would be exacerbated by the proposed internal illumination of the 'Zizzi' text. As a result this proposed sign would be detrimental to the character and appearance of the building and the wider Conservation Area, contrary to policies DBE13 and HC7 of the adopted Local Plan and Alterations.

Report Item No: 6

APPLICATION No:	EPF/0921/10
SITE ADDRESS:	153 Colebrook Lane Loughton Essex IG10 2HP
PARISH:	Loughton
WARD:	Loughton Fairmead
DESCRIPTION OF PROPOSAL:	Erection of a single storey front extension (Revised application)
DECISION:	Refused Permission

Members recognised the important positive contribution to the character and appearance of the locality made by the group of three short terraces around an amenity green that include the application site. Members took the view that the proposed front extension would, by reason of its bulk, height and unsympathetic design, detract from the appearance of the site and terrace it forms part of. They concluded the development would be harmful to the character and appearance of the locality. Accordingly, the Sub-Committee refused to grant planning permission. Members noted that planning permission is required for a proposed raised hardstanding shown on the submitted drawings, but were aware it was not the subject of this application and made no decision on it. However, they had concerns about its impact on the character of the locality and amenities of neighbours and requested the applicant be informed of this. Members also noted the proposals on the submitted drawings for a vehicular access and hardsurfacing of part of the amenity green and were advised those works do not require planning permission. Members nevertheless expressed the opinion that such works were likely to be harmful to the character and appearance of the locality.

REASONS FOR REFUSAL

- 1 By reason of its bulk, height and unsympathetic design that would break the eaves of the main mansard roof of the house, the proposed front extension would appear as an obtrusive addition that detracts from the appearance of the house. The extension would give the terrace which the application site forms part of, an unbalanced appearance that is harmful to the unity of its design and appearance. It would also detract from the simple and pleasant symmetry created by the arrangement of three near identical terraces arranged around an amenity green that includes the application site. Accordingly, the proposal is contrary to policies CP2 and DBE10 of the Adopted Local Plan and Alterations.

Report Item No: 7

APPLICATION No:	EPF/0924/10
SITE ADDRESS:	36 Stradbroke Drive Chigwell Essex IG7 5QY
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	New front and side boundary fence, wall and gates.
DECISION:	Refused Permission

Members noted the prominence of the site and, having regard to the size, design and materials of construction of the proposal, concluded it would be harmful to the street scene and character and appearance of the locality. Accordingly the Sub-Committee refused to grant planning permission.

REASON FOR REFUSAL

- 1 By reason of their size, design and materials of construction, the proposed boundary wall, railings, gates and supporting piers would be in sharp contrast to the appearance of the means of enclosure of adjacent front gardens and would not respect the design and appearance of the existing house. The proposal would therefore take on an inappropriate degree of prominence in the street scene that would be exacerbated by the position of the site on a generally higher level than other front gardens in the locality. As a consequence, the proposal would detract from the appearance of the street scene and cause excessive harm to the character and appearance of the locality, contrary to policies CP2 and DBE1 of the Local Plan and Alterations.

Report Item No: 8

APPLICATION No:	EPF/0975/10
SITE ADDRESS:	Epping Forest College Border's Lane Loughton Essex IG10 3SA
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Construction of 76 (previously granted 81) new dwellings and all associated garages, sub-station, car ports, refuse and cycle stores. Amendment to RES/EPF/2100/06. (Reserved matters application for 268 no. residential dwellings and associated infrastructure.)
DECISION:	Granted Permission (Subject to S106 agreement)

CONDITIONS

- 1 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.
- 2 Prior to the commencement of development details of new screen walls, fences or such similar structures, including those around the perimeter of the site 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.
- 3 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the garages hereby approved shall be retained so that they are capable of allowing the parking of cars together with any ancillary storage in connection with the residential use of the site, and shall at no time be converted into a room or used for any other purpose.
- 4 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Class A and B shall be undertaken without the prior written permission of the Local Planning Authority.

- 5 The details submitted regarding the retention of existing trees and shrubs, in respect of condition 5 of outline planning permission EPF/1244/05 and landscaping proposals, in respect of condition 6 of outline planning permission EPF/1244/05, shall be carried out in strict accordance with drawing nos. JBA 06/42-05 Rev C and JBA 06/42-04 Rev. C received on 22 January 2007, unless otherwise agreed in writing by the Local Planning Authority.
- 6 The submitted Landscape Method Statement prepared by James Blake Associates dated October 2006 and received on 25 October 2007, in respect of condition 7 of outline planning permission EPF/1244/05, shall be implemented in full on site unless otherwise agreed in writing by the Local Planning Authority.
- 7 The details submitted relating to condition 8 of Outline Planning Permission EPF/1244/05 in respect of a Landscape Management Plan prepared by James Blake Associates dated September 2006 and received on 22 January 2007 shall be fully carried out on site in the first planting season following the completion of the development hereby approved, unless otherwise agreed in writing by the Local Planning Authority.
- 8 All road junctions shall be provided with a 33 x 2.4 x 33 metre visibility splay maintained clear to the ground at all times. These visibility splays shall be provided prior to the road being used for vehicular traffic and retained free of obstruction at all times.
- 9 Prior to the occupation of each dwelling, all vehicular accesses to the completed dwelling shall be provided with a 1.5m by 1.5m pedestrian visibility splay on both sides. There shall be no obstruction above a minimum height of 600mm within the pedestrian visibility splays thereafter.
- 10 Notwithstanding the details shown on the approved plans, details of refuse storage facilities on site shall be submitted to and agreed in writing by the Local Authority prior to commencement of the development. The details as agreed in respect of each house and block of apartments shall be completed prior to first occupation of each house and block of apartments.
- 11 All construction traffic associated with the development shall enter and leave the site from the position of the new access road, that adjoins the eastern site boundary, off Borders Lane only, and not at all from Newmans Lane.

Report Item No: 9

APPLICATION No:	EPF/0986/10
SITE ADDRESS:	77 High Beech Road Loughton Essex IG10 4BN
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Change of use to office (from temporary health care residential accommodation) with staff car parking at rear. Hours of use Monday to Friday 9am - 5.30pm.
DECISION:	Refused Permission

REASON FOR REFUSAL

- 1 The proposed change of use to an office (Use Class B1) would result in the loss of residential accommodation and introduce an inappropriately intensive commercial activity at a small prominent site within a predominantly residential area. The use would also be likely to exacerbate an existing high demand for on-street parking in the locality. As a consequence, the proposal would detract from the character and amenities of the locality, contrary to policies CP2, E12 and ST4 of the Local Plan and Alterations.