

Report Item No: 1

APPLICATION No:	EPF/1406/10
SITE ADDRESS:	Grange Court High Road Chigwell Essex IG7 6DS
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Conversion of Grange Court, Chigwell School from a boarding house to a Pre-Prep School, including a new single storey extension, internal and external refurbishment and associated landscaping works. (Revised application)
DECISION:	Refuse Permission

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=519657

REASONS FOR REFUSAL

1. The proposed development would depend on a Traffic Regulation Order (TRO) being secured and implemented to prevent vehicles waiting, loading or unloading within the vicinity of the site. Since the TRO has not been secured and as it would have to be considered in the light of a separate public consultation exercise, it is not clear whether it could be secured. Furthermore it is also not clear whether a TRO actually secured would be adequate. The applicant does not have control over the process of securing a TRO therefore it is not appropriate to deal with this matter by way of a condition on the grant of planning permission. In the circumstances, it is premature to consider this application in advance of a TRO being secured since that is key to an assessment of the consequences of the proposal for the safe and free movement of pedestrian and vehicular traffic on the High Road as required by policy ST4 of the adopted Local Plan and Alterations.
2. The planning application does not include sufficient information regarding the management and enforcement of the proposed walking bus and arrangements for collecting and dropping off of pupils. The proposal is therefore inadequately developed and fails to demonstrate the walking bus and arrangements for collecting and dropping off of pupils could be operated safely and in a manner that would not exacerbate traffic congestion on the High Road at peak travel times. Accordingly the proposal does not adequately address the matters of the safe and free movement of pedestrian and vehicular traffic on the High Road as required by policy ST4 of the adopted Local Plan and Alterations.

Members considered items 1 and 2 together. They found the proposed arrangements for dropping off and collecting children, and mechanisms for ensuring the safe and free flow of all traffic on the High Road to be poorly developed, particularly in respect of enforcement mechanisms. They were very concerned that the arrangements and mechanisms, especially a necessary TRO might not be

delivered. Members were aware the applicant is not in a position to ensure they are delivered, therefore they decided the application was made prematurely and without adequate provision to deal with the matter of ensuring the safe and free flow of pedestrian and vehicular traffic in the High Road.

Members were also unconvinced the design of the proposed additions to Grange Court were of an appropriate design and concluded they would not preserve the special architectural and historic interest of the building. They therefore found the proposals would also fail to preserve the character and appearance of Chigwell Village Conservation Area which contains many historic listed buildings.

Overall, Members were not opposed to the expansion of Chigwell School to include a pre-prep school, but they concluded the proposals were not a demonstrably appropriate way to achieve that expansion.

Report Item No: 2

APPLICATION No:	EPF/1408/10
SITE ADDRESS:	Grange Court High Road Chigwell Essex IG7 6DS
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Grade II* listed building application for the conversion of Grange Court, Chigwell School from a boarding house to a Pre-Prep School, including a new single storey extension, internal and external refurbishment and associated landscaping works. (Revised application)
DECISION:	Refuse Permission

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=519658

REASONS FOR REFUSAL

1. By reason of their inappropriate and unsympathetic design, the proposed additions to the building would appear incongruous and consequently fail to preserve the special architectural and historic interest of Grange Court. That interest is in part derived from its situation within the Chigwell Village Conservation Area which comprises the historic core of the village. Since the works would harm the special interest of an important and prominent building in the Conservation Area, they would also fail to preserve the character and appearance of the Chigwell Village Conservation Area contrary to policies HC6, HC7 and HC10 of the adopted Local Plan and Alterations.

Report Item No: 3

APPLICATION No:	EPF/1733/10
SITE ADDRESS:	36 Poundfield Road Loughton Essex IG10 3JN
PARISH:	Loughton
WARD:	Loughton Alderton
DESCRIPTION OF PROPOSAL:	Division of house into 1 no. three bedroom and 1 no. one bedroom houses including a raised platform to provide a side access.
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=520827

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 parking area for the one bedroom house hereby approved shall be constructed in accordance with the details shown on drawing no 670-01A within 3 months of the substantial completion of the works required to form that house and thereafter be permanently retained free of obstruction for the parking of residents and visitors vehicles.
3. 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.
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 Class A of Part1, Schedule2 to the Order shall be undertaken at either house hereby approved without the prior written permission of the Local Planning Authority.
5. The one bedroom house hereby approved shall have a minimum depth of 8m as measured from the outside of the rear wall of its single storey rear projection shown on drawing no. 670-01A. The depth of rear garden shall be permanently retained as garden for the approved house and shall not be used in connection with any other planning unit.

Report Item No: 4

APPLICATION No:	EPF/1897/10
SITE ADDRESS:	63 Manor Road Chigwell Essex IG7 5PH
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Demolition of existing detached dwelling and greenhouse and the construction of new detached house with basement, integral garage and rooms in the roof. (Revised application)
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521421

Officers reported an additional representation of support received from 88 Manor Road, Chigwell

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. 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 side extensions generally permitted by virtue of Schedule 2, Part 1, Class A and no outbuildings within 7 metres of the approved building permitted by virtue of Schedule 2, Part 1, Class E shall be undertaken without the prior written permission of the Local Planning Authority.
4. No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The Arboricultural Method Statement shall include a tree protection plan to show the areas designated for the protection of trees, shrubs and hedges, hereafter referred to as Protection Zones. Unless otherwise agreed, the Protection Zones will be fenced, in accordance with the British Standard Trees in Relation to Construction-Recommendations (BS.5837:2005) and no access will be permitted for any

development operation.

The Arboricultural Method Statement shall include all other relevant details, such as changes of level, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences. It shall also include the control of potentially harmful operations, such as burning, the storage, handling and mixing of materials, and the movement of people or machinery across the site, where these are within 10m of any designated Protection Zone.

The fencing, or other protection which is part of the approved Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works have been completed and all equipment, machinery and surplus materials removed from the site.

The Arboricultural Method Statement shall indicate the specification and timetable of any tree works, which shall be in accordance with the British Standard Recommendations for Tree Works (BS.3998: 1989).

The Arboricultural Method Statement shall include a scheme for the inspection and supervision of the tree protection measures. The scheme shall be appropriate to the scale and duration of the works and may include details of personnel induction and awareness of arboricultural matters; identification of individual responsibilities and key personnel; a statement of delegated powers; frequency, dates and times of inspections and reporting, and procedures for dealing with variations and incidents. The scheme of inspection and supervision shall be administered by a suitable person, approved by the Local Planning Authority but instructed by the applicant.

5. 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.
6. 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.

7. 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.
8. All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
9. 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.

Report Item No: 5

APPLICATION No:	EPF/1937/10
SITE ADDRESS:	48 - 52 Stradbroke Drive Chigwell Essex IG7 5QZ
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Erection of replacement dwelling. (Revised application)
DECISION:	Refuse Permission

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521529

Additional representations were drawn to the attention of Members from the occupants of 25,29,34, 37, 40, 42, 44, 46, 51, 56, 58 and 60 Stradbroke Drive, 2, 4, 5 and 6 Glenside, 37 Bracken Drive, Chigwell Residents Association and the Campaign for the Protection of Rural Essex

REASONS FOR REFUSAL

1. By reason of its unsympathetic design, particularly in terms of its bulk, relationship to neighbouring properties and the inclusion of a two-storey portico to the front elevation, the proposed house would fail to respect its setting and consequently would be harmful to the character and appearance of the locality. The proposed house is therefore contrary to policies CP2 (iv), CP3 (v), CP7 and DBE1 of the adopted Local Plan and Alterations.

Following consideration of the submitted drawings, members were concerned the proposed house would appear disproportionately large in relation to the width of the site and the scale of neighbouring houses. The building was found to be excessively bulky and, together with a large basement, out of keeping in the street scene. The 2 storey portico was also felt to be inappropriate in the street scene due to its scale. Overall, Members found the proposed house would be in sharp contrast with the established character of the locality and fail to complement it. It amounted to a poor form of development and therefore planning permission was refused.

Report Item No: 6

APPLICATION No:	EPF/2003/10
SITE ADDRESS:	Former Beagles Hut The Retreat Retreat Way Chigwell Essex IG7 6EL
PARISH:	Chigwell
WARD:	Chigwell Row
DESCRIPTION OF PROPOSAL:	Minor material amendment on EPF/0485/09 (detached house). Numerous alterations including addition of basement level.
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521760

Additional representation from the occupant of 11 Sylvan Way was drawn to Members attention.

CONDITIONS

1. The development hereby permitted must be begun not later than 23 March 2013
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. The development, including site clearance, must not commence until a scheme of hard and soft landscaping (including details of the materials for the driveway) 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. All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
6. The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors vehicles.
7. Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in walls or roof slopes of the development hereby permitted without the prior written approval 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 development generally permitted by virtue of Schedule 2, Part 1, Class E shall be undertaken without the prior written permission of the Local Planning Authority.

Report Item No: 7

APPLICATION No:	EPF/2016/10
SITE ADDRESS:	43 Alderton Hill Loughton Essex IG10 3JD
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Erection of new entrance gates, piers, dwarf wall and wrought iron railings. (Revised application)
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521789

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 finishes of the proposed gates, railings, wall and piers shall be as shown on the submitted drawing, No1. .
3. The gates detailed on drawing No1 shall be set back at least 6.0m from the edge of the adjacent carriageway of Alderton Hill.
4. The wall, railings and piers shown to be set 4.2m from Alderton Hill on drawing No1 shall be set back at least 4.2m from the edge of the adjacent carriageway of Alderton Hill.
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 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.

Report Item No: 8

APPLICATION No:	EPF/2030/10
SITE ADDRESS:	18 Alderton Hill Loughton Essex IG10 3JB
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	External remodelling to include front, sides and rear two storey extensions, extensions to existing roof. (Revised application)
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521849

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 proposed window openings in the first and second floor flank elevations 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.
4. The development hereby approved shall not be commenced until details of a solid screen or other means to prevent views from the rear balcony areas of No18 Alderton Hill into No16 and No20 have been submitted to and approved in writing by the Local Planning Authority. The approved means of preventing views of No16 and No20 from the balcony areas shall be provided within one month of the substantial completion of the balcony areas and thereafter be permanently retained.