

Report Item No: 1

APPLICATION No:	EPF/0409/11
SITE ADDRESS:	Bald Hind Hainault Road Chigwell Essex IG7 5DW
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Demolition of existing public house and construction of a fourteen unit residential development of 2 and 3 bedroom flats (Revised application with access off Hainault Road)
DECISION:	Grant Permission (Subject to Legal Agreement)

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=525960

Members were very concerned to safeguard the amenities of residents of Linkside and took the view that they would not be likely to give permission in circumstances where an alternative previously refused proposal or one similar to it may be subsequently given permission. They therefore found it reasonable and necessary to require the developer to enter into a planning obligation that would secure their position on that matter. In coming to their views on the need for a planning obligation Members did not agree with officers advice on the extent to which such an obligation could be challenged.

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 No development shall have taken place until details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details. For the purposes of this condition, details of external finishes may be indicated in writing with supporting colour photographs. Any material samples should only be produced on site.
- 3 The development hereby approved shall be implemented in accordance with the approved plans (which are listed as an informative to this decision), unless otherwise agreed in writing by the Local Planning Authority.
- 4 No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved by the Local Planning Authority prior to the commencement of any

necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.

[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]

- 5 Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]
- 6 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]
- 7 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report (referred to in PPS23 as a Validation Report) that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.

- 8 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.
- 9 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.
- 10 No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of 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.
- 11 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
1. The parking of vehicles of site operatives and visitors
 2. Loading and unloading of plant and materials
 3. Storage of plant and materials used in constructing the development
 4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 5. Measures to control the emission of dust and dirt during construction
 6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
- 12 All construction/demolition works and ancillary operations, including vehicle movement on 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.
- 13 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 14 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Planning Authority.
- 15 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) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works

shall be carried out as approved. The hard landscaping 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 minor artefacts and structures, including signs and lighting and functional services above and below ground. The 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.

- 16 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. The landscape maintenance plan shall be carried out in accordance with the approved schedule.
- 17 A flood risk assessment and management and maintenance plan 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 best practice tools. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
- 18 Prior to the commencement of the development hereby approved, details of boundary treatment(s) shall be submitted to the Local Planning Authority for Approval in writing. The agreed boundary treatment(s) shall be erected prior to the first occupation of the development hereby approved and shall be retained in that form thereafter.
- 19 The 1.7m high obscure glazing to the north end of the balconies of flat nos. 6 and 10 and the north and west end of the terrace of flat 10, as indicated on drawing nos. ESG-203 rev. E and ESG-204 rev. E, shall be erected prior to the occupation of the relevant flats. The obscure glazing shall be permanently retained in accordance with the details given on the drawings.
- 20 Other than the areas of terrace or balcony shown on drawing nos. ESG-203 rev. E, ESG-204 rev E, ESG-205 rev. D and ESG-206 rev. B,. no part of the roof area of the building hereby approved shall be used as a terrace or balcony and no furniture, including tables and chairs, shall be placed on it.
- 21 Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.
- 22 The vehicle parking area indicated on the approved plans, including any parking spaces for the mobility impaired, shall be hard surfaced, sealed and marked out in parking bays. The vehicle parking area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles

that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

Subject to the completion of an agreement under S.106 of the Town and Country Planning Act 1990 within 9 months requiring financial contributions of £20,671 for the provision of education and £100,000 for the provision of affordable housing, requiring the developer to provide raised kerbs at 2 bus stops in Hainault Road and a Travel Information and Marketing Scheme for sustainable transport approved by Essex County Council and requiring the developer to withdraw their appeal against the refusal of application reference EPF/2414/10 and to not make a further application for either that proposal or a similar one with vehicular access off Linkside.

Report Item No: 2

APPLICATION No:	EPF/2664/10
SITE ADDRESS:	Woolston Manor Abridge Road Chigwell Essex IG7 6BX
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Use of 'Motel' building (Use Class C1) for residential purposes as 26 apartments (Use Class C3).
DECISION:	Refused

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=524133

Following consideration of the submission and officers report, Members were concerned that there was no evidence that anyone had ever tried to use the building as a motel within the terms of the planning permission for it. In the circumstances they concluded the viability of the lawful use of the building had not been tested. Since the building was so recently constructed Members did not agree there was any justification for not testing the viability of the lawful use by implementing it. Members were firmly of the view that the connection of the building to the use of the surrounding land for leisure purposes was an essential component of what made the building an appropriate development and therefore it was necessary to demonstrate very special circumstances before consent could be given to sever that connection.

Reasons For Refusal

- 1 The proposed use would have no connection with the surrounding leisure uses and no attempt has been made to use the building for its lawful use as a motel in connection with the Woolston Manor complex. In the circumstances it has not clearly been demonstrated that a reuse of the building for employment generating uses is unsuitable and therefore the proposal fails to comply with the requirements of Local Plan and Alterations policies GB8A and GB9A. Moreover, the proposal is likely to have a materially greater impact than the lawful use of the building on the Green Belt, contrary to policy GB8A. Accordingly the proposal is inappropriate development in the Green Belt for which no very special circumstances are demonstrated and therefore it is also contrary to Local Plan and Alterations policy GB2A.
- 2 By reason of the absence of any private amenity space provision and the inadequate provision of off-street parking spaces for the proposed dwellings, the development would not provide adequate living conditions for its occupants, contrary to Local Plan and Alterations policies DBE8 and ST6.

Report Item No: 3

APPLICATION No:	EPF/0031/11
SITE ADDRESS:	Broom House Little Plucketts Way Buckhurst Hill Essex IG9 5QU
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Erection of double storey rear extension from lower ground floor (basement), front car parking canopy and alteration of roof by removal of existing dormer and insertion of roof light windows.
DECISION:	Refused

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=524377

Members were aware Broom House presently projects considerably beyond the rear wall of 1 Little Plucketts Way. That rearward projection together with its height and siting close to the boundary with 1 Little Plucketts Way presently gives Broom House an overbearing appearance when seen from rear facing windows to habitable rooms and a patio area rear of 1 Little Plucketts Way. The proposed rear extension would considerably increase the distance Broom House projects rear of 1 Little Plucketts Way. Notwithstanding the lower rear garden level of Broom House adjacent to the patio of 1 Little Plucketts Way, the height of the two-storey part of the proposed extension would be readily appreciated from the patio and rear window of 1 Little Plucketts Way. It would also be highly visible from lower parts of the rear garden.

As a consequence of its height and overall projection beyond the rear wall of 1 Little Plucketts Way, together with its siting adjacent to the site boundary, Members found the proposed extension would appear excessively overbearing when seen from that property. They also were of the opinion that would compound the already overbearing impact of Broom House. Members were aware of the presence of an out-building on the patio of 1 Little Plucketts Way and its relationship to the proposed extension but took the view it would not mitigate the harmful visual impact of the extension, especially when seen from first floor windows of 1 Little Plucketts Way. Accordingly they found the rear extension contrary to Local Plan and Alterations Policy DBE9.

In respect of the proposed canopy, Members found its projection beyond the flank wall of the house to the boundary with 1 Little Plucketts Way together with its projection from the face of the building to amount to an unsympathetic design. The projection beyond the flank wall would emphasise the canopy is not an integral part of the house and fail to respect its design and proportions. Moreover, the depth the canopy would project would result in a very shallow pitch that would conflict with that of roofs to adjacent parts of the house. It would also make it very difficult to finish it in sympathetic materials as matching tiles could not be used at such a shallow pitch. The overall result would be an incongruous addition that fails to complement the design of Broom House and detracts from its appearance. Members also found it would unbalance the degree of symmetry found in the relationship between Broom House and Rivington. Having regard to the harm Members found the canopy would cause to the appearance of Broom House, they concluded

it would also be harmful to the appearance of the street scene. Members therefore found the proposed canopy contrary to policies CP2 and DBE10 of the Local Plan and Alterations.

Reasons For Refusal

- 1 By reason of its height, rearward projection and siting adjacent to the site boundary with 1 Little Plucketts Way, the proposed rear extension would appear excessively overbearing when seen from that property to the detriment of the amenities enjoyed by its occupants. Accordingly, the proposal is contrary to policy DBE9 of the Adopted Local Plan and Alterations.

- 2 By reason of its depth, width and unsympathetic design the proposed canopy would appear as an incongruous addition that fails to complement the appearance of the house. It would detract from the appearance of the house and consequently that of the street scene. The proposal is therefore contrary to Local Plan and Alterations policies CP2 and DBE10.

Report Item No: 4

APPLICATION No:	EPF/0221/11
SITE ADDRESS:	165 & 165a High Road Loughton Essex IG10 4LF
PARISH:	Loughton
WARD:	
DESCRIPTION OF PROPOSAL:	Refurbishment and enlargement of existing building by way of a basement storage area, construction of one additional storey and erection of a four storey rear extension incorporating 5 parking spaces, extension to ground floor commercial units (12 additional flats) comprising 6 studio flats, 8 one bedroom flats and 2 three bedroom flats.
DECISION:	Refused

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=525219

The sub-committee took the view that the proposal would add excessive bulk and height to an already unattractive building which would only serve to increase its prominence and cause further harm to the character and appearance of the locality. Furthermore, the detailed design of the building was found to be poor with insufficient articulation. The bulk, height and siting of the proposed development was also found to cause harm to the amenities enjoyed by the occupants of adjacent commercial premises. The failure to provide adequate off-street parking was considered to be particularly harmful to the amenities of the locality and without proper justification. Overall the proposal was found to be a poor form of development that would set an undesirable precedent for future proposals.

Reasons For Refusal

- 1 By reason of its poor detailed design and the addition of an additional floor to the building the proposed development would appear excessively dominant in relation to neighbouring buildings and the green space opposite the site to the detriment of the street scene. As a consequence the proposal would be harmful to the character and appearance of the locality and therefore is contrary to policies CP2(iv), CP3(v), CP7 and DBE1 of the Local Plan and Alterations.
- 2 The proposed development would not provide adequate off-street parking spaces for all the dwellings and commercial premises it would accommodate with the highly likely consequence of exacerbating already high demand for on-street car parking in the locality. This would be both unsustainable and harmful to the amenities of existing residents in the locality. The proposal is therefore contrary to policies CP3(v), CP6(i), DBE2 and ST6 of the Local Plan and Alterations.
- 3 By reason of its bulk, height and siting the proposed development would appear excessively overbearing when seen from the rear facing windows of the upper floors of 167 to 169 High Road, cause excessive loss of light to those windows and lead to an excessive degree of overlooking of them to the detriment of the amenities

enjoyed by the occupants of those properties. The development is therefore contrary to policies DBE2 and DBE9 of the Local Plan and Alterations.

- 4 Having regard to the overall degree of harm the proposal would cause and the prominence of the site in the street scene, it would create an undesirable precedent for future development in the locality.

Report Item No: 5

APPLICATION No:	EPF/0416/11
SITE ADDRESS:	238 High Road Loughton Essex IG10 1RB
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Continuance of use of pavement area to front of premises for ancillary occasional stationing of tables and chairs.
DECISION:	Grant 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=525984

CONDITIONS

NONE

Report Item No: 6

APPLICATION No:	EPF/0553/11
SITE ADDRESS:	15 Goldings Rise Loughton Essex IG10 2QP
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Two storey side extension.
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=526486

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 development, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 7

APPLICATION No:	EPF/0613/11
SITE ADDRESS:	179 Queens Road Buckhurst Hill Essex IG9 5AZ
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Change of use of ground floor to a power plate studio. (Use Class D2)
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=526707

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 Power Plate Studio hereby permitted shall not be open to customers / members outside the hours of 07:00 to 21:00 on Monday to Saturday and 08:00 to 12:30 on Sundays and Bank/Public Holidays.
- 3 Prior to commencement of development details of methods to reduce noise transmission from the Power Plate Studio to the residential flat above shall be submitted to the Local Planning Authority for approval. Such approved details shall be fully implemented prior to the first use on the site and shall be permanently retained thereafter.
- 4 The ground floor windows of these premises shall incorporate a permanent window display which shall be retained for the duration of this permitted use.
- 5 The premises shall be used solely as a Power Plate Studio or Gymnasium. and for no other purpose (including any other purpose in Class D2 of the Schedule to the Town & Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order.