

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 7 September 2011
South

Place: Roding Valley High School, Brook Road, Loughton, Essex IG10 3JA **Time:** 7.31 - 10.54 pm

Members Present: J Hart (Chairman), Ms S Watson (Vice-Chairman), K Angold-Stephens, R Barrett, K Chana, Mrs T Cochrane, C Finn, Ms J Hart, J Knapman, L Leonard, J Markham, G Mohindra, Mrs C Pond, Mrs P Richardson, P Spencer, Mrs J Sutcliffe, H Ulkun, Mrs L Wagland and D Wixley

Other Councillors:

Apologies: R Cohen, D Dodeja, A Lion and B Sandler

Officers Present: R Perrin (Democratic Services Assistant), N Richardson (Assistant Director (Development Control)), K Smith (Senior Planning Officer), S Mitchell (PR Website Editor) and G J Woodhall (Democratic Services Officer)

25. WEBCASTING INTRODUCTION

The Chairman made a short address to remind all present that the meeting would be broadcast on the Internet, and that the Council had adopted a protocol for the webcasting of its meetings.

26. MINUTES

RESOLVED:

That the minutes of the last meeting of the Sub-Committee held on 10 August 2011 be taken as read and signed by the Chairman as a correct record.

27. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor D Wixley declared a personal interest in the following item of the agenda by virtue of being a Tree Warden. The Councillor had determined that his interest was not prejudicial and he would stay in the meeting for the consideration of the application and voting thereon:

- EPF/1334/11 1 Glenside, Chigwell

(b) Pursuant to the Council's Code of Member Conduct, Councillors K Chana, G Mohindra and J Knapman declared a personal interest in the following items of the agenda by virtue of being members of Chigwell Parish Council. The Councillors had determined that their interest was not prejudicial and they would stay in the meeting for the consideration of the applications and voting thereon:

- EPF/0630/11 North City (VOLVO), 177 High Road, Chigwell; and
- EPF/1228/11 114, 116, 118 Manor Road, Chigwell.

(c) Pursuant to the Council's Code of Member Conduct, Councillor Mrs L Wagland declared a personal interest in the following item of the agenda by virtue of purchasing a vehicle and servicing at the site location. The Councillor had determined that her interest was not prejudicial and she would stay in the meeting for the consideration of the application and voting thereon:

- EPF/0630/11 North City (VOLVO), 177 High Road, Chigwell.

(d) Pursuant to the Council's Code of Member Conduct, Councillor Mrs L Wagland declared a personal interest in the following item of the agenda by virtue of the applicant building next door to her own property. The Councillor had determined that her interest was not prejudicial and she would stay in the meeting for the consideration of the application and voting thereon:

- EPF/1228/11 114, 116, 118 Manor Road, Chigwell.

(e) Pursuant to the Council's Code of Member Conduct, Councillors Mrs L Wagland, G Mohindra and J Knapman declared a personal interest in the following items of the agenda by virtue of being members of Chigwell Parish Council. The Councillors had determined that their interest was not prejudicial and they would stay in the meeting for the consideration of the application and voting thereon:

- EPF/1264/11 23 Tomswood Road, Chigwell.

(f) Pursuant to the Council's Code of Member Conduct, Councillor K Chana declared a personal interest in the following item of the agenda by virtue of knowing the applicant. The Councillor had determined that his interest was not prejudicial and he would stay in the meeting for the consideration of the application and voting thereon:

- EPF/1264/11 23 Tomswood Road, Chigwell.

(g) Pursuant to the Council's Code of Member Conduct, Councillors K Chana, G Mohindra, J Knapman and Mrs Wagland declared a personal interest in the following items of the agenda by virtue of being members of Chigwell Parish Council. The Councillors had determined that their interest was not prejudicial and they would stay in the meeting for the consideration of the applications and voting thereon:

- EPF/1334/11 1 Glenside, Chigwell,
- EPF/1061/11 The Coach House, Gravel Lane, Chigwell,
- EPF/1178/11 Land Adj. to 48 Love Lane, Woodford Green; and
- EPF/1327/11 54 Coolgardie Avenue, Chigwell.

(h) Pursuant to the Council's Code of Member Conduct, Councillors Mrs T Cochrane, Ms J Hart, L Leonard, K Angold-Stephens, Mrs C Pond, D Wixley and J Markham declared a personal interest in the following item of the agenda by virtue of being members of Loughton Resident Association. The Councillors had determined that their interest was not prejudicial and they would stay in the meeting for the consideration of the application and voting thereon:

- EPF/1207/11 Land Adj. to 16 Grasmere Close, Loughton.

i) Pursuant to the Council's Code of Member Conduct, Councillors K Angold-Stephens, Mrs C Pond, Mrs P Richardson and D Wixley declared a personal interest in the following item of the agenda by virtue of being members of Loughton Town Council. The Councillors had determined that their interest was not prejudicial and they would stay in the meeting for the consideration of the application and voting thereon:

- EPF/0885/11 8 Eleven Acre Rise, Loughton,
- EPF/1207/11 Land Adj. to 16 Grasmere Close, Loughton,
- EPF/1297/11 47 Harvey Gardens, Loughton: and
- EPF/1358/11 Greengates, 24-26 Albion Hill, Loughton.

(j) Pursuant to the Council's Code of Member Conduct, Councillors P Spencer, Mrs J Sutcliffe and Ms S Watson declared a personal interest in the following item of the agenda by virtue of being members of Buckhurst Hill Parish Council. The Councillors had determined that their interest was not prejudicial and they would stay in the meeting for the consideration of the application and voting thereon:

- EPF/1307/11 The Bridge Church, Princes Road, Buckhurst Hill; and
- EPF/1498/11 Wentworth Court, Albert Road, Buckhurst Hill.

(k) Pursuant to the Council's Code of Member Conduct, Councillor J Knapman declared a personal interest in the following item of the agenda. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/1498/11 Wentworth Court, Albert Road, Buckhurst Hill.

28. ANY OTHER BUSINESS

It was noted that there was no other business for the Sub-Committee to consider.

29. DEVELOPMENT CONTROL

The Sub-Committee considered a schedule of applications for planning permission.

RESOLVED:

That the planning applications numbered 1 – 13 be determined as set out in the attached schedule to these minutes.

30. DELEGATED DECISIONS

The Sub-Committee noted that schedules of planning applications determined by the Director of Planning and Economic Development under delegated authority since the last meeting had been circulated and could be inspected at the Civic Offices.

CHAIRMAN

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Minute Item 29

Report Item No: 1

APPLICATION No:	EPF/1334/11
SITE ADDRESS:	1 Glenside Chigwell Essex IG7 5RE
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	TPO/EPF/17/09 T10 (T1 on plan) - Oak - Fell
DECISION:	Deferred

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=529254

The Committee deferred this item for officers to seek further information in respect of the clarity of the measurement detail in the report, evidence of the cracks in the house and depth of foundations.

Report Item No: 2

APPLICATION No:	EPF/0630/11
SITE ADDRESS:	North City (VOLVO) 177 High Road Chigwell Essex IG7 6QQ
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Display of a free standing non illuminated double sided sign.
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=526827

REASON FOR REFUSAL

- 1 The proposed sign, by reason of its size, siting and appearance would be obtrusive within this street scene, detrimental to visual amenity and therefore contrary to Policy DBE13 of the Adopted Local Plan and Alterations

Report Item No: 3

APPLICATION No:	EPF/0885/11
SITE ADDRESS:	8 Eleven Acre Rise Loughton Essex IG10 1AN
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Extension of time limit on EPF/0485/08 (Demolition of existing house and erection of new detached house of 3 storey and attic, - 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=527677

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 construction works above ground level shall have taken place until documentary and photographic 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.
- 3 Prior to first occupation of the building hereby approved the proposed window openings in the side elevations shall be 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 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.

- 5 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 generally permitted by virtue of Part 1, Class A shall be undertaken without the prior written permission of the Local Planning Authority.
- 6 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.
- 7 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.
- 8 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.
- 9 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works, including demolition, shall be installed prior to the commencement of any works and shall be used to clean vehicles leaving the site.
- 10 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 the flank walls of the development hereby permitted without the prior written approval of the Local Planning Authority.
- 11 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 01/03, 02/03, 03/03 received amended on 15/05/08.
12. 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 within the site.
 2. Loading and unloading of plant and materials.
 3. Storage of plant and materials used in constructing the development within the site.
 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.

13. Within 3 calendar months of the completion of the development hereby approved, any highway verges adjacent to the site which have been damaged as a result of construction of the development, shall be restored to an acceptable condition.

Report Item No: 4

APPLICATION No:	EPF/1061/11
SITE ADDRESS:	The Coach House Gravel Lane Chigwell Essex
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Conversion of existing Coach House into dwelling and extending stable buildings with store and garage, and change of use of stables into storage rooms. Demolition of existing concrete framed buildings.
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=528316

REASON FOR REFUSAL

- 1 The Council is not satisfied that works undertaken to The Coach House within the last ten years were not completed with a view to securing a residential use, as it does not appear that the 2002 consent for use as a tack room was ever implemented. The proposed development is therefore contrary to policy GB8A(iv). As a result, the proposed development would be inappropriate development within the Metropolitan Green Belt, as defined in policy GB2A of the Adopted Local Plan and Alterations. The applicant has failed to demonstrate a case for very special circumstances to outweigh this harm to the Green Belt.

Report Item No: 5

APPLICATION No:	EPF/1178/11
SITE ADDRESS:	Land Adj 48 Love Lane Woodford Green Essex IG8 8BB
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Amended proposal for the erection of an end of terrace two storey dwelling with a rear facing dormer window.
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=528701

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 hereby permitted will be completed strictly in accordance with the approved drawings nos: 01 to 04 revision D and 05 to 08 revision E. Supporting Design and Access statement.
- 3 No construction works above ground level shall have taken place until documentary and photographic 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.
- 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 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan and Arboricultural Method Statement in accordance with BS:5837:2005 (Trees in relation to construction) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved Tree Protection Plan and Arboricultural Method Statement unless the Local Planning Authority gives its written consent to any variation.
- 6 No development, including site clearance, shall take place until a scheme of soft landscaping and a statement of the methods, including a timetable, for its Implementation (linked to the development schedule), have been submitted to the Local Planning Authority and approved in writing. The landscape scheme shall be

carried out in accordance with the approved details and the agreed timetable. 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 in writing.

- 7 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.
- 8 No development shall take place until details of a satisfactory ground gas investigation and risk assessment has been carried out and submitted to the Local Planning Authority for approval in order to determine what if any ground gas remediation measures may be required or shall specify appropriate ground gas mitigation measures to be installed in the building(s) in lieu of any ground gas investigation.

The investigations, risk assessment and remediation methods, including remedial mitigation measures to be installed in lieu of investigation, shall be carried out or assessed in accordance with the guidance contained in BS 9485:2007 "Code of practice for the Characterisation and Remediation from Ground Gas in Affected Developments." Should the ground gas mitigation measures be installed, it is the responsibility of the developer to ensure that any mitigation measures are suitably maintained or to pass on this responsibility should ownership or responsibility for the buildings be transferred.

Report Item No: 6

APPLICATION No:	EPF/1207/11
SITE ADDRESS:	Land adjacent to 16 Grasmere Close Loughton Essex IG10 1SL
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	New 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/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=528845

REASON FOR REFUSAL

- 1 The proposed dwelling, by reason of its scale, inappropriate design and use of materials, would fail to harmonise with existing dwellings within the cul-de-sac, resulting in an adverse impact upon the street scene, contrary to policies CP2, DBE1 and DBE3 of the Adopted Local Plan and Alterations.

Report Item No: 7

APPLICATION No:	EPF/1228/11
SITE ADDRESS:	114,116,118 Manor Road Chigwell Essex IG7 5PW
PARISH:	Chigwell
WARD:	Chigwell Village Grange Hill
DESCRIPTION OF PROPOSAL:	Replacement of 3 no. existing detached dwellings with the erection of 11 no. apartments served by vehicular access and car parking.
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=528903

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 construction works above ground level shall have taken place until documentary and photographic 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.
- 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 No development shall take place until details indicating the form and nature of the glazing and of any opening lights of all windows in the east and west elevations of each of the apartment blocks has been submitted to and approved in writing by the Local Planning Authority. The windows shall be installed in accordance with the approved details and shall thereafter be maintained in that form.
- 5 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.

- 6 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of any of the apartments hereby permitted. The landscape management plan shall be carried out as approved.
- 7 All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any of the apartments hereby permitted or in accordance with the programme of implementation agree with the Local Planning Authority.
- 8 No development shall take place until a schedule of landscape maintenance for a minimum of 5 years has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved schedule
- 9 Prior to first occupation of the development hereby approved, the cycle parking shown on the approved plans shall be implemented on site and retained thereafter.
- 10 Notwithstanding the details shown on the approved plans, the balcony screens proposed on the rear elevation of the buildings hereby approved, shall have a height of 1.7 metres on the side of the balconies and shall be built into the building before first occupation of any of the flats and retained permanently thereafter.
- 11 The development hereby approved shall be required to meet Code Level 3* of the Code for Sustainable Homes assessment for residential development or as may be agreed by the Local Planning Authority demonstrating incorporation of energy conservation in the form of a Sustainability Report.
- 12 No less than two of the proposed apartments shall be constructed in accordance with Lifetime Homes standards of the Joseph Rowntree Foundation.
- 13 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority details indicating visitor parking arrangements and the details of the position and opening arrangements of any gate to be installed in access drive. Development shall be carried out in accordance with the approved details.
- 14 No construction or demolition works or ancillary operations, including deliveries or other commercial vehicles visiting the site, shall take place which are audible at the boundary of the site with 112 Manor Road or with Montpellier House outside the hours of 7:30 to 18:30 on Monday to Friday and 08:00 to 13:00 on Saturday and at no time on any Sunday or Public or Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 15 Prior to commencement of development, details of levels shall be submitted to and approved in writing 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.

- 16 No development shall take place until further details of the refuse collection area to the front of the site in relation to its design and appearance has been submitted and approved in writing by the Local Planning Authority. Once acceptable the refuse collection area shall be maintained to the satisfaction of the Local Planning Authority.
- 17 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 010723/PL.102 to 010723/PL.109 inclusive.

Report Item No: 8

APPLICATION No:	EPF/1264/11
SITE ADDRESS:	23 Tomswood Road Chigwell Essex IG7 5QP
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Demolish existing bungalow and erection of a two storey dwelling with loft, and erection of front boundary wall and gates. (Amendment to application EPF/0428/11.)
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=529045

REASON FOR REFUSAL

- 1 By reason of its close proximity to adjoining boundaries and its excessive size and scale the proposed development would appear disproportionately large on the site and in relation to 21 and 25 Tomswood Road. As such it would be harmful to the character and appearance of the locality and the surrounding area contrary to policies CP2 and DBE1 of the Adopted Local Plan and Alterations.
- 2 By reason of its poor design the proposed first floor rear projection would appear as a box attached to the rear façade of the building. As a result the rear projection would form a poor relationship with the rear facade of the building and the rear dormer window in that it would appear disjointed and unbalanced. As such, it would be contrary to policies CP2 and DBE1 of the Adopted Local Plan and Alterations.
- 3 The proposed development, by reason of its excessive size, scale and its siting in close proximity to both adjoining bungalows, would result in an intrusive and unneighbourly development that would appear overbearing. It would consequently be harmful to the amenities of the occupiers of 21 and 25 Tomswood Road, contrary to Policies DBE2 and DBE9 of the Adopted Local Plan and Alterations.
- 4 By way of its poor design, in particular its size, scale and excessive use of brickwork, the proposed front boundary wall and gates would appear as a visually intrusive and over-dominant feature that would be harmful to the character and appearance of the locality contrary to policies CP2 and DBE1 of the adopted Local Plan and Alterations.

Report Item No: 9

APPLICATION No:	EPF/1297/11
SITE ADDRESS:	47 Harvey Gardens Loughton Essex IG10 2AD
PARISH:	Loughton
WARD:	Loughton Fairmead
DESCRIPTION OF PROPOSAL:	Change of use from residential dwelling (C3) to multiple occupancy (7 persons) (sui generis) and erection of front porch.
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=529135

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.
- 3 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 47-HGL-C4-01; 47-HGL-C4-02; 47-HGL-C4-03; 47-HGL-C4-04; 47-HGL-C4-05; 47-HGL-C4-06; 47-HGL-C4-07
- 4 The house in multiple occupancy (HMO) which is hereby permitted shall be occupied by a maximum of seven individuals at any one time.
- 5 The occupiers of the HMO shall only be students enrolled at either Epping Forest College (Borders Lane, Loughton) or East 15 Acting School (Hatfields, Rectory Lane, Loughton) (or at educational institutions which supersede those institutions and occupy those campuses).

Report Item No: 10

APPLICATION No:	EPF/1327/11
SITE ADDRESS:	54 Coolgardie Avenue Chigwell Essex IG7 5AY
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Proposed double storey side and rear extension and single storey front 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=529247

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: 11

APPLICATION No:	EPF/1358/11
SITE ADDRESS:	Greengates 24-26 Albion Hill Loughton Essex IG10 4RD
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Extension of time limit on EPF/1627/08 (Proposed new garage to no. 24 and new house to 26 Albion Hill -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/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=529371

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of one year beginning with the date of this notice.
- 2 No construction works above ground level shall have taken place until documentary and photographic 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.
- 3 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 26AH-101A, 102A, 103A, 104
- 4 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 the flank walls of the development hereby permitted without the prior written approval of the Local Planning Authority.
- 5 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 within the site.
 2. Loading and unloading of plant and materials.
 3. Storage of plant and materials used in constructing the development within the site.
 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.
 7. A routing agreement detailing proposed routes of vehicles making deliveries to the site.
 8. Details of a plan to minimise deliveries to the site during Oaklands School, Albion Hill 'drop off and collection' times.
- 6 If any tree, shrub or hedge 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 of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.
 - 7 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan and Arboricultural Method Statement in accordance with BS:5837:2005 (Trees in relation to construction) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved Tree Protection Plan and Arboricultural Method Statement unless the Local Planning Authority gives its written consent to any variation.
 - 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 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.
 - 10 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The assessment shall demonstrate that adjacent properties shall not be subject to increased flood risk and, dependant upon the capacity of the receiving drainage, shall include calculations of any increased storm run-off and the necessary on-site detention. The approved measures shall be carried out prior to the substantial completion of the development hereby approved and shall be adequately maintained in accordance with the approved management and maintenance plan.
 - 11 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.

Report Item No: 12

APPLICATION No:	EPF/1307/11
SITE ADDRESS:	The Bridge Church Princes Road Buckhurst Hill Essex IG9 5EE
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Single storey rear 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=529156

The Committee's attention was drawn to a letter of representation from 27 Princes Road.

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 side facing windows shall be installed in the flanks of the extension hereby approved.
- 3 The extension hereby approved shall only be used for office use ancillary to the Class D1 (Non-Residential Institution) use of the site.

Report Item No: 13

APPLICATION No:	EPF/1498/11
SITE ADDRESS:	Wentworth Court Albert Road Buckhurst Hill Essex IG9 6EH
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Retrospective application for provision of bin store area at front of site, with timber doors, existing close boarded fence to rear, and roofed over with ply and mineral felt covering.
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=529880

REASON FOR REFUSAL

- 1 The retention of this bin store area in this inappropriate location results in serious demonstrable harm to the amenities of the occupier of No. 3 Wentworth Court, contrary to policies DBE2, DBE9 and RP5 of the Adopted Local Plan and Alterations.

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