

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 2 November 2011
South

Place: Roding Valley High School, Brook Road, Loughton, Essex IG10 3JA **Time:** 7.30 - 10.10 pm

Members Present: Ms S Watson (Chairman), B Sandler (Vice-Chairman), R Barrett, Mrs T Cochrane, R Cohen, D Dodeja, C Finn, Ms J Hart, J Knapman, L Leonard, J Markham, G Mohindra, Mrs C Pond, Mrs P Richardson, H Ulkun, Mrs L Wagland and D Wixley

Other Councillors: -

Apologies: J Hart, K Angold-Stephens, K Chana, A Lion, P Spencer and Mrs J Sutcliffe

Officers Present: S Solon (Principal Planning Officer), C Neilan (Landscape Officer & Arboriculturist), S G Hill (Senior Democratic Services Officer), L Eales (Youth Council Administrator) and G J Woodhall (Democratic Services Officer)

36. 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.

37. ELECTION OF VICE-CHAIRMAN

In the absence of the Chairman, the Vice-Chairman took over the Chairmanship and requested nominations for the now vacant role of Vice-Chairman.

Resolved:

(1) That Councillor B Sandler be elected Vice-Chairman for the duration of the meeting.

38. MINUTES

RESOLVED:

(1) That the minutes of the meeting held on 5 October 2011 be taken as read and signed by the Chairman as a correct record.

39. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor D Wixley declared a personal interest in the following items of the agenda, by virtue of being a Tree Warden in Epping Forest. The Councillor had determined that his interest was

not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- TPO/25/11 7 Ardmore Lane, Buckhurst Hill; and
- TPO/10/11 Hazelwood, Loughton.

(b) Pursuant to the Council's Code of Member Conduct, Councillor Ms S Watson declared a personal interest in the following item of the agenda, by virtue of having a family member living in Hazelwood. The Councillor had determined that her interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- TPO/10/11 Hazelwood, Loughton.

(c) Pursuant to the Council's Code of Member Conduct, Councillors J Knapman, G Mohindra, B Sandler and Mrs L 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 would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/1497/11 Manor Hall, 144 Manor Road, Chigwell;
- EPF/1637/11 6 Millwell Crescent, Chigwell;
- EPF/1671/11 Land adj 14 Ely Place, Chigwell;
- EPF/1699/11 15 Chigwell Rise, Chigwell;
- EPF/1732/11 Lingmere, Vicarage Lane, Chigwell;
- EPF/1745/11 1 Pudding Lane, Chigwell;
- EPF/1857/11 20 Lechmere Avenue, Chigwell;
- EPF/1895/11 49 Lee Grove, Chigwell; and
- EPF/1896/11 49 Lee Grove, Chigwell.

(d) Pursuant to the Council's Code of Member Conduct, Councillors 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 would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1616/11 1 Majorams Avenue, Loughton.

(e) Pursuant to the Council's Code of Member Conduct, Councillors D Dodeja 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 would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1686/11 9 Field Close, Buckhurst Hill.

(f) Pursuant to the Council's Code of Member Conduct, Councillor D Dodeja declared a personal interest in the following item of the agenda, by virtue of being acquainted with the resident of the property. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1857/11 20 Lechmere Avenue, Chigwell.

40. ANY OTHER BUSINESS

The Democratic Services Officer reported that there was no other urgent business for consideration by the Sub-Committee.

41. CONFIRMATION OF TREE PRESERVATION ORDER EPF/25/11 - 7 ARDMORE LANE, BUCKHURST HILL

The Principal Landscape Officer presented a report on the confirmation of a Tree Preservation Order at 7 Ardmore Lane in Buckhurst Hill.

The Principal Landscape Officer reported that the property had a large, prominent cedar tree in the front garden, which made a significant positive contribution to the street scene. Consequently, the tree was considered to be an important feature within the street scene and the confirmation of the existing tree preservation order had been recommended without modification.

The Sub-Committee was informed that the executors of the estate of the owner had objected to the confirmation of the Order, on the following grounds:

(i) The confirmation of the preservation order would have a detrimental effect on the value of the property. One prospective purchaser had already withdrawn following a surveyor's report. The property had now been unoccupied for eleven months and it was feared that the property would be unsellable due to the tree and its preservation order.

(ii) The tree was obtrusive to the property and obstructed light from the rooms to the front of the house. The house was north facing and the tree blocked the little light available to the front of the property.

(iii) The needles from the cedar tree blocked gutters and downpipes when they dropped from the tree. They also became slippery and wet on the pavement, which would have health and safety implications for passing pedestrians.

(iv) The tree was too large for the space available in the front garden, and was not upright but leaned towards the adjacent property.

(v) There was a more imposing cedar in the grounds of Braeside School, therefore the cedar at 7 Ardmore Lane was neither a singular specimen nor the best in the area.

The Principal Landscape Officer responded to the Objector's points as follows:

- The value of a property was not a planning consideration, and the majority of trees that could cause subsidence of adjoining properties actually did not.
- There was no evidence that such properties with large trees in their front gardens were unsellable.
- The property was north facing, and as such the front rooms would never receive direct sunlight. The tree had been crown lifted and was fairly open aspected, which would allow light into the property.
- It was accepted that the tree would drop debris into the guttering, however this problem could be minimised through judicious pruning of the tree, provided the overall shape of the tree was retained.
- The presence of a mature cedar elsewhere did not detract from the value of this tree, being prominent within the street scene and providing balance with other trees.

The Principal Landscape Officer concluded that trees in urban areas provided value and benefit to the community. The tree in question in question could be crown lifted again to alleviate some of the light concerns, whilst there was no evidence of any subsidence being caused by the tree at the current time. The majority of the Sub-Committee concurred with the Officer's assessment and confirmed the Order.

Resolved:

(1) That Tree Preservation Order TPO/25/11 at 7 Ardmore Lane in Buckhurst Hill be confirmed without modification.

42. NON CONFIRMATION OF TREE PRESERVATION ORDER - EPF/10/11 HAZELWOOD, LOUGHTON

The Principal Landscape Officer presented a report regarding Tree Preservation Order TPO/10/11 in Hazelwood, Loughton.

The Principal Landscape Officer reported that the Order was intended to protect a number of trees that had originally been covered by an area order made in 1970. Following the sealing of the document but prior to the serving of the Order, it was discovered that some trees within Upper Park had also been included so the title of the Order was incorrect, and that some important trees had been omitted in error. A new replacement Order TPO/26/11 had been sealed and served to rectify these omissions, and the Sub-Committee was requested to not confirm the original, erroneous Order.

Resolved:

(1) That Tree Preservation Order 10/11 in Hazelwood, Loughton be not confirmed.

43. DEVELOPMENT CONTROL

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

Resolved:

(1) That the planning applications numbered 1 – 11 be determined as set out in the attached schedule to these minutes.

44. 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

Report Item No: 1

APPLICATION No:	EPF/1497/11
SITE ADDRESS:	Manor Hall 144 Manor Road Chigwell Essex IG7
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Variation of condition 19 'Highway Improvement' of planning permission EPF/2211/05 (Outline application for redevelopment of site with 10 no. two bedroom flats, parking and amenity areas -revised application) to allow works to be completed within 12 months.
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=529879

CONDITIONS

1. Prior to the first occupation of the 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.
2. If any plant planted in accordance with the Approved Landscaping Scheme (agreed through application ref. EPF/1496/11 on 13th September 2011) 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.
3. Hard and Soft landscaping shall be maintained for a minimum period of five years, in accordance with details approved in the Schedule of Landscape Maintenance, agreed under application ref. EPF/1496/11 on 13th September 2011.
4. Notwithstanding the detail shown on the approved plan, gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
5. Prior to the first occupation of the development, 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 LPA and the completed phase 1 investigation shall be submitted to the LPA 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 LPA before commencing the study and the completed phase 2 investigation with remediation proposals shall be submitted to and approved by the LPA prior to any remediation works being carried out.

Following remediation, a completion report and any necessary maintenance programme shall be submitted to the LPA for approval prior to first occupation of the completed development.

6. A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to the first occupation of the 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 development hereby approved and shall be adequately maintained.
7. Prior to the first use of the accesses a 1.5m x 1.5m pedestrian visibility sight splay as measured from the highway boundary shall be provided on both sides of each vehicular access. There shall be no obstruction above a height of 600mm as measured from the finished surface of the access within the area of the visibility sight splays thereafter.
8. Prior to the occupation of the development, details of refuse collection shall be submitted to and approved in writing by the Local Planning Authority and shall be provided prior to the first occupation.
9. Prior to the occupation of the development hereby permitted the existing crossovers shall be removed and the footway reinstated.
10. Within 3 calendar months of the date of this decision, a scheme shall be submitted to the Local Planning Authority for approval in writing, detailing works to the adjacent highway necessitated by this scheme, including a tactile dropped footway and crossing point to Stanwyck Drive and improvements to the Bus Stop on the opposite side of Manor Road, just west of the site. These works should include a raised kerb and bus shelter. The agreed works shall be completed in accordance with the agreed detail within 12 calendar months of the date of their approval by the Local Planning Authority.

Report Item No 2

APPLICATION No:	EPF/1616/11
SITE ADDRESS:	1 Marjorams Avenue Loughton Essex IG10 1PT
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Demolish side gable extension and adapt rear roof slope with new rear dormer and gable end roof.
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=530271

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. 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.
4. No roof lights shall be installed in the south-east or south-west facing roof slopes of the two-storey rear extension to the house.
5. No openings shall be formed and no windows provided in the south-west facing flank wall of the two-storey rear extension to the house.

Report Item No 3

APPLICATION No:	EPF/1637/11
SITE ADDRESS:	6 Millwell Crescent Chigwell Essex IG7 5HY
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Single storey rear extension and internal alterations including garage conversion.
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=530350

CONDITIONS

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

Report Item No 4

APPLICATION No:	EPF/1671/11
SITE ADDRESS:	Land adj 14 Ely Place Chigwell Essex IG8 8AG
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Extension of time limit to EPF/0904/08. (Erection of new dwelling. 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=530400

Members' opinion was that the development ought to be commenced sooner than the typical 3 years given to implement a permission or that the permission should lapse in order to prevent an accumulation of a plethora of unimplemented consents that could cause anxiety for neighbours.

CONDITIONS

1. The development hereby permitted must be begun not later than the expiration of two 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. The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 17307/01D, 2F, 3E, 4L, 07, 08 and the submitted location plan.
4. Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed and shall remain in use for the construction phase of the development. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
5. 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.

6. No development shall take place until details of the proposed surface materials for the car parking area have been submitted to and approved in writing by the Local Planning Authority. The agreed surfacing shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property. The agreed surface treatment shall be completed prior to the first occupation of the development or within 1 year of the substantial completion of the development hereby approved, whichever occurs first.
7. 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.
8. 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.
9. 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 fences, walls, hedges or similar structure shall be formed or constructed in the front garden area beyond the proposed house without the prior written permission of the Local Planning Authority.
10. 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]
11. 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]

12. 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]
13. 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.
14. 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.
15. Prior to first occupation of the development hereby approved, the proposed window opening in the west flank elevation 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.
16. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other 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.

Report Item No 5

APPLICATION No:	EPF/1686/11
SITE ADDRESS:	9 Field Close Buckhurst Hill Essex IG9 5AQ
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Retention of two rear dormer windows.
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=530463

Members took the view that the dormer windows were very likely to give rise to excessive overlooking of gardens and rear rooms of houses at Forest Edge, rear of the application site. However, they found the potential harm could be prevented by a reasonable planning condition. Members were clear that they considered such a condition necessary in order for planning permission to be granted.

CONDITIONS

1. 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.
2. Within 3 months of the date of this decision, the dormer windows hereby approved shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor or the room served by the windows. Thereafter, the dormer windows shall be permanently glazed in that manner.

Report Item No 6

APPLICATION No:	EPF/1699/11
SITE ADDRESS:	15 Chigwell Rise Chigwell Essex IG7 6AQ
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Subdivision of site, demolition of brick wall and construction of four bedroom detached house on land adjoining 15 Chigwell rise.
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=530542

Members made it clear they expect significant soft landscaping to be provided in the front garden area of the approved house through compliance with condition 5 of this permission.

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: 1- 4.
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. The proposed window openings in the flank elevations at first floor level 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.
5. 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.

6. 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.
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. Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed for operational use during the construction phase of the development. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.

Report Item No 7

APPLICATION No:	EPF/1732/11
SITE ADDRESS:	Lingmere Vicarage Lane Chigwell Essex IG7 6LQ
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Demolition of existing dwelling and erection of four detached dwellings, conversion of existing Coach House to a dwelling.
DECISION:	Deferred

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=530629

Members expressed concern about the size and siting of proposed House 1, but reserved their assessment of that matter. Members resolved to defer consideration of the proposed development in order to secure/pursue:

1. The opinion of Thames Water on the adequacy of drains in the locality to accommodate the additional load that would be created by the development.
2. Options for dealing with the condition of the road surface of Lingmere Close and the damage likely to be caused to it as a consequence of construction the proposed development.
3. Legal advice on the legality of any planning obligations that may be sought and the legality of any decision to give planning permission on the basis that such agreements are offered.
4. The advice of the District Council's Tree and Landscape officer on whether trees presently unprotected merit being made the subject of a tree preservation order and on the impact of the development on the amenity and landscape value of trees on site.

Report Item No 8

APPLICATION No:	EPF/1745/11
SITE ADDRESS:	1 Pudding Lane Chigwell Essex IG7 6BY
PARISH:	Chigwell
WARD:	Chigwell Row
DESCRIPTION OF PROPOSAL:	Proposed attached garage extension to side of property with construction of new front boundary wall with piers and metal railings, with installation of new entrance gates.
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=530694

Members disagreed with Officer's assessment on the design merits of the proposed boundary treatment, finding the visual context of the site amounting to a unique circumstance that allows it to appear appropriate.

CONDITION

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

Report Item No 9

APPLICATION No:	EPF/1857/11
SITE ADDRESS:	20 Lechmere Avenue Chigwell Essex IG7 5ET
PARISH:	Chigwell
WARD:	Grange Hill
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/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=531103

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 10

APPLICATION No:	EPF/1895/11
SITE ADDRESS:	49 Lee Grove Chigwell Essex IG7 6AD
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Extension of time limit on EPF/2097/08 (Erection of iron railings to existing brick boundary walls -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=531277

Members' opinion was that the development ought to be commenced sooner than the typical 3 years given to implement a permission or that the permission should lapse in order to prevent the accumulation of a plethora of unimplemented consents that could cause anxiety for neighbours.

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.

Report Item No 11

APPLICATION No:	EPF/1896/11
SITE ADDRESS:	49 Lee Grove Chigwell Essex IG7 6AD
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Extension of time limit on EPF/0369/09 (Loft conversion with front dormer windows and first floor extension -Amendment to ridge height on planning approval EPF/669/08).
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=531278

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. 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.

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