

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/2207/11
<b>SITE ADDRESS:</b>	5 Stradbroke Park Tomswood Road Chigwell Essex IG7 5QL
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/54/08 T1 - Swamp Cypress (T14 on TPO) - Fell
<b>DECISION:</b>	Refused 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=532409](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=532409)

Members were only asked to consider the Swamp Cypress as the Suppressed Oak listed in the description on the agenda is not a Protected Tree and does not therefore require Committee decision.

**REASON FOR REFUSAL**

- 1 Insufficient details have been provided to allow a proper examination of the likely impact of the continued retention of the tree on the property. The loss of the tree's existing and potential visual amenity is therefore contrary to policy LL09 of the Council's Adopted Local Plan and Alterations..

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0568/11
<b>SITE ADDRESS:</b>	Land to the south of Roding Lane Buckhurst Hill Essex IG9 6BJ
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill East
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/110/10 W1 - Woodland management as specified in attached management plan
<b>DECISION:</b>	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=526550](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=526550)

Members resolved to defer making a decision on items 2 and 3 (EPF/0568/11 and EPF/0567/11 respectively) in order to (1) give proper consideration to additional conditions tabled by Officers that are lengthy and complex, and (2) allow Officers to carry out further assessment of the proposals as a whole, having particular regard to the applicant's business model and potential long term consequences for the development of the site in the event of consent being given. Members requested Officers to explore whether any issues arising could be properly addressed by the completion of an agreement under S106 of the Town and Country Planning Act 1990.

In coming to their decision, Members had regard to the need to secure the long-term nature conservation interest of the site. Reference was made to other non-planning matters, but Members recognised that no decision on the applications could be made on grounds that are not relevant to planning.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0567/11
<b>SITE ADDRESS:</b>	Land on south side of Roding Lane, opposite junction with Rous Road and adjoining Buckhurst Hill Football Club Buckhurst Hill Essex IG9
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill East
<b>DESCRIPTION OF PROPOSAL:</b>	Carrying out of site management works to land, consisting of clearing ditch, digging out of pond, and levelling of earth mounds.
<b>DECISION:</b>	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=526549](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=526549)

Members resolved to defer making a decision on items 2 and 3 (EPF/0568/11 and EPF/0567/11 respectively) in order to (1) give proper consideration to additional conditions tabled by Officers that are lengthy and complex, and to (2) allow Officers to carry out further assessment of the proposals as a whole, having particular regard to the applicant's business model and potential long term consequences for the development of the site in the event of consent being given. Members requested Officers to explore whether any issues arising could be properly addressed by the completion of an agreement under S106 of the Town and Country Planning Act 1990.

In coming to their decision, Members had regard to the need to secure the long-term nature conservation interest of the site. Reference was made to other non-planning matters, but Members recognised that no decision on the applications could be made on grounds that are not relevant to planning.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/1840/11
<b>SITE ADDRESS:</b>	49 Epping New Road Buckhurst Hill Essex IG9 5JT
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed conversion of existing dwelling into 5no 2 bed flats and 1no 1 bed flat, proposed two storey rear and side extension with dormers in loft conversion.
<b>DECISION:</b>	Granted 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=531031](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=531031)

**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: ZEEF/11/07, 10A, 11A, 12, 13A, 14A, 15A, 16A
- 3 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.
- 4 The proposed window openings in the northern 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.
- 5 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.
- 6 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]

- 7 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]
- 8 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.
- 9 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.
- 10 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.

- 11 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.
- 12 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.
- 13 No development shall take place until details of the proposed surface materials for the parking areas, vehicular access and circulation areas 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.
- 14 Prior to the commencement of the development details of a refuse storage facility, which shall be at least 1.5m in depth to allow adequate space for bin storage, shall be submitted to the Local Planning Authority for approval. The agreed scheme shall be implemented prior to the first occupation of the development and thereafter be permanently retained.
- 15 The proposed development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, including any parking spaces for the mobility impaired, has been provided in accordance with details approved pursuant to condition 13 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.

- 16 Prior to the commencement of the development the details of the number, location and design of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved facility shall be secure, convenient and covered and provided prior to occupation and retained at all times.
- 17 No gates shall be provided at the vehicular access without the prior written agreement of the Local Planning Authority.
- 18 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.
- 19 Details of privacy screens of at least 1.7m in height to be erected along the northern edge of the balcony adjacent to No51 Stag Lane, and the southern edge of the balcony adjacent to the adjoined property, and indicated on submitted plans no ZEEF/11/10a and 14a, shall be submitted to and approved in writing by the Local Planning Authority. The approved screens shall be erected prior to the first use of the balconies and thereafter be permanently retained.
- 20 The flat roof at ground floor level at the rear of the development hereby approved, shall not be enclosed and shall not be used for sitting out or the placing of furniture, including tables and chairs.
- 21 Prior to the commencement of the development hereby approved, details of boundary treatments shall be submitted to the Local Planning Authority for approval in writing. The agreed boundary treatments shall be erected prior to the first occupation of the building and shall be retained in that form thereafter.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/1876/11
<b>SITE ADDRESS:</b>	9 Staples Road Loughton Essex IG10 1HP
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	Rear extension at ground floor above existing lower ground extension.
<b>DECISION:</b>	Granted 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=531190](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=531190)

**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 external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.
- 3 The roof lights hereby approved as part of the development shall be of a conservation style design. Additional plans at a scale of 1:20 or 1:50 shall be submitted and approved by the Local Planning Authority showing the details and design of the roof lights prior to any commencement of works on site. The roof lights shall be in accordance with the approved details. Any replacement rooflights shall also be in accordance with the approved details.
- 4 Prior to the commencement of the development hereby approved, additional plans at a scale of 1:20 or 1:50 shall be submitted to and approved in writing by the Local Planning Authority showing the details of the window in the rear elevation of the new development. The window shall be in accordance with the approved details. Any replacement window shall also be in accordance with the approved details.



**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/1901/11
<b>SITE ADDRESS:</b>	23 Tomswood Road Chigwell Essex IG7 5QP
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>DESCRIPTION OF PROPOSAL:</b>	Demolish existing bungalow and erection of a two storey dwelling with loft, and erection of front boundary wall and gates. (Revised application)
<b>DECISION:</b>	Granted 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=531283](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=531283)

Members made clear they considered the revised proposals were sufficient to overcome their objections to the scheme presented to them in September 2011.

**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: 1104/04B, 1104/05A, 1104/06A, 1104/07A, 1104/08 and 1104/09A.
- 3 The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.
- 4 The roof lights hereby approved as part of the development shall be of a conservation style design. Additional plans at a scale of 1:20 or 1:50 shall be submitted and approved by the Local Planning Authority showing the details and design of the roof lights prior to any commencement of works on site. The roof lights shall be in accordance with the approved details. Any replacement rooflights shall also be in accordance with the approved details.
- 5 Prior to the commencement of the development hereby approved, additional plans at a scale of 1:20 or 1:50 shall be submitted to and approved in writing by the Local Planning Authority showing the details of the window in the rear elevation of the new development. The window shall be in accordance with the approved details. Any replacement window shall also be in accordance with the approved details.

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/1908/11
<b>SITE ADDRESS:</b>	40 Dickens Rise Chigwell Essex IG7 6NY
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey side and rear extension, single storey front extension (Revised application)
<b>DECISION:</b>	Granted 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=531340](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=531340)

**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 Prior to first occupation of the development hereby approved, the proposed window openings on the first floor of the eastern flank elevation of the extension shall be entirely 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.