

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 12 December 2011
South

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 10.01 pm
High Street, Epping

Members Present: J Hart (Chairman), Ms S Watson (Vice-Chairman), R Barrett, K Chana, Mrs T Cochrane, R Cohen, Ms J Hart, J Knapman, L Leonard, J Markham, G Mohindra, Mrs P Richardson, B Sandler, P Spencer, Mrs J Sutcliffe and D Wixley

Other Councillors:

Apologies: K Angold-Stephens, D Dodeja, C Finn, A Lion, Mrs C Pond and Mrs L Wagland

Officers Present: S Solon (Principal Planning Officer), C Neilan (Landscape Officer & Arboriculturist), A Oldham (Countryside Manager), M Jenkins (Democratic Services Assistant) and A Hendry (Democratic Services Officer)

In attendance: M Steinman (Volunteer)

45. 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.

46. MINUTES

It was found that only the first section of the minutes from 2 November 2011 had been attached to the current agenda, the decision section of the minutes had been omitted. Members requested that the sub-committee minutes, in its entirety, of the 2 November meeting, should be attached to the forthcoming agenda for consideration:

RESOLVED:

That the minutes of the meeting held on 2 November 2011 be attached in its entirety to the sub-committee agenda of 4 January 2012.

47. DECLARATIONS OF INTEREST

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

- TPO/EPF/11/11 Emmaus Way;
- EPF/2207/11 5 Stradbroke Park, Tomswood Road, Chigwell;
- EPF/0568/11 Land to the south of Roding Lane, Buckhurst Hill; and
- EPF/0567/11 Land on south side of Roding Lane, opposite junction with Rous Road and adjoining Buckhurst Hill Football Club, Buckhurst Hill

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

- EPF/2207/11 5 Stradbroke Park, Tomswood Road, Ongar;
- EPF/1901/11 23 Tomswood Road, Chigwell; and
- EPF/1908/11 40 Dickens Rise, Chigwell

(c) Pursuant to the Council's Code of Member Conduct, Councillor G Mohindra declared a personal interest in the following items of the agenda by virtue of knowing one of the objectors, a District Councillor. The Councillor had determined that his interests were not prejudicial and that he would stay in the meeting for the consideration of the applications and voting thereon:

- EPF/0568/11 Land to the south of Roding Lane, Buckhurst Hill; and
- EPF/0567/11 Land on south side of Roding Lane, opposite junction with Rous Road and adjoining Buckhurst Hill Football Club, Buckhurst Hill

(d) Pursuant to the Council's Code of Member's Conduct, Councillor Mrs P Richardson declared a personal interest in the following item of the agenda by virtue of being a member of Loughton Town Council. The Councillor had determined that her interests were not prejudicial and that she would stay in the meeting for the consideration of the application and voting thereon:

- EPF/1876/11 9 Staples Road, Loughton

(e) Pursuant to the Council's Code of Member Conduct, Councillor Mrs J Sutcliffe declared a personal interest in the following items of the agenda by virtue of being a member of the Campaign for the Preservation of Rural England and knowing one of the objectors. The Councillor had determined that her interests were not prejudicial and that she would stay in the meeting for the consideration of the applications and voting thereon:

- EPF/0568/11 Land to the south of Roding Lane, Buckhurst Hill; and
- EPF/0567/11 Land on south side of Roding Lane, opposite junction with Rous Road and adjoining Buckhurst Hill Football Club, Buckhurst Hill

(f) Pursuant to the Council's Code of Member Conduct, Councillor P Spencer declared a personal interest in the following items of the agenda by virtue of knowing two speakers. The Councillor had determined that his interests were not prejudicial and that he would stay in the meeting for the consideration of the applications and voting thereon:

- EPF/0568/11 Land to the south of Roding Lane, Buckhurst Hill; and
- EPF/0567/11 Land on south side of Roding Lane, opposite junction with Rous Road and adjoining Buckhurst Hill Football Club, Buckhurst Hill

(g) Pursuant to the Council's Code of Member Conduct, Councillor Mrs S Watson declared a personal interest in the following items of the agenda by virtue of being a member of Buckhurst Hill Parish Council. The Councillor had determined that her interests were not prejudicial and that she would stay in the meeting for the consideration of the applications and voting thereon:

- EPF/0568/11 Land to the south of Roding Lane, Buckhurst Hill;
- EPF/0567/11 Land on south side of Roding Lane, opposite junction with Rous Road and adjoining Buckhurst Hill Football Club, Buckhurst Hill; and
- EPF/1840/11 49 Epping New Road, Buckhurst Hill

(h) Pursuant to the Council's Code of Member Conduct, Councillors R Cohen, Mrs T Cochrane, Mrs J Hart, J Markham, L Leonard and D Wixley declared a personal interest in the following items of the agenda by virtue of their Group Leader being an objector to the application. The Councillors had determined that their interests were prejudicial and that they would leave the meeting for the consideration of the application and voting thereon:

- EPF/1876/11 9 Staples Road, Loughton

(i) Pursuant to the Council's Code of Member Conduct, Councillor J Hart 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 prejudicial and that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/1876/11 9 Staples Road, Loughton

48. ANY OTHER BUSINESS

There was no other business for consideration at the meeting.

49. CONFIRMATION OF TREE PRESERVATION ORDER TPO/EPF/11/11: EMMAUS WAY, CHIGWELL

The Sub-Committee received a report regarding Confirmation of Tree Preservation Order TPO/EPF/11/11 Emmaus Way, Chigwell.

The Tree preservation Order TPO/EPF/11/11 was sealed on 22 March 2011. It was a re-protection order to replace TPO/CHI/02/71 which was an area TPO and was less helpful to residents who were unaware of which trees were protected. It was also harder to enforce as the trees were not plotted or recorded individually.

The order protected 21 trees, mostly Oaks, all specified individually. It was a strategically important area of large, old trees, originally part of the convent grounds, developed in the 1970s. the original TPO stayed in place until such time as this replacement was confirmed.

An objection had been received to the confirmation of the order in respect of one tree only, T8, from the owners of 1 Emmaus Way in respect of an Oak in the neighbouring garden 4 St. Mary's Way. Their objection was as follows:

- (a) The close proximity to properties;
- (b) That it had outgrown its surroundings;

- (c) That it was only a matter of time until it became dangerous; and
- (d) A section of the crown overhung the land of 1 Emmaus Way was leading to serious problems, particularly bird droppings, pollen, debris and falling leaves in autumn. This was an issue because the most affected area was the only dedicated car garage.

The objector had stated that he had no desire to have the tree felled, but wanted the comfort that it could be dealt with at any time, without the need for application.

Specific comments were as follows:

- (i) The relationship to adjacent properties should not be unacceptable, subject to minor pruning, for which consent could be granted;
- (ii) It was a large tree in a suburban setting, but its size was related to its local importance. The owner's garden was of a good size, and the location was not inherently unsuitable;
- (iii) There was no reason to believe that the tree was likely to become dangerous, if this was the case it could be dealt with urgently; and
- (iv) The problems were recognised, but needed balancing against the local importance of the tree as part of the landscape. This could be minimised although not eliminated by pruning.

RESOLVED:

That the Tree preservation Order TPO/EPF/11/11 be confirmed without modification.

50. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 7 be determined as set out in the attached schedule to these minutes.

51. PROBITY IN PLANNING - APPEAL DECISIONS, APRIL 2011 TO SEPTEMBER 2011

The Sub-Committee received a report regarding Probity in Planning – Appeal Decisions April 2011 to September 2011.

In compliance with the recommendation of the District Auditor, this report advised the decision making committees of the results of all successful appeals, particularly those refused by committee contrary to officer recommendation. The purpose being to inform the members of the consequences of their decisions in this respect and, in cases where the refusal was found unsupportable on planning grounds, an award of costs may be made against the Council.

In recent years the Council's performance had been 18% in 2003/04, 29% in 2004/05, 22% in 2005/06, 30% in 2006/07, 29% in 2007/08, 40.3% for 2008/09, 30.9% in 2009/10 and 36.6% in 2010/11.

Over the six month period between April 2011 and September 2011, the Council received 50 decisions on appeals. Of these 17 were allowed (34%). For KPI54 and KPI55 which only considered appeals against the refusal of planning related permission, the 6 month performance figure was 30% allowed.

Of the 13 planning appeals that arose from decisions of the committees to refuse contrary to the recommendation put to them by officers during the 6 month period, 6 were allowed and 7 dismissed, 46.15% of appeals resulting from committee reversals were therefore not allowed on appeal.

The committees were urged to continue to heed the advice that when considering setting aside the officer's recommendation it should only be in cases where members were certain that they were acting in the wider public interest and where the planning officer could give a good indication of some success at defending the decision. This was now highlighted as a separate performance target (KPI55) and therefore came under more scrutiny. However, the performance (46.15%) was being achieved in that the target of 50% was not being exceeded.

In respect of KPI54, of the 27 planning application decisions made by the Director of Planning and Economic Development under delegated powers or recommended to the committee for refusal, 6 were allowed (22.22%), slightly in excess of the target of 20%. Out of 9 enforcement notice appeals decided, 4 were allowed and one part allowed/part dismissed. During this period there were three successful finalised award of costs made against the Council.

Whilst performance in defending appeals had improved, particularly in respect of committee reversals, members were reminded that in refusing planning permission justified reasons were needed in each case. If members were to disagree with submitted evidence, it needed substantiality before a decision on the planning application was made.

RESOLVED:

That the report regarding Probity in Planning – Appeal Decisions April 2011 to September 2011 be noted.

52. DELEGATED DECISIONS

(Director of Planning and Economic Development) Schedules of planning applications determined by the Head of Planning and Economic Development under delegated powers since the last meeting of a Plans Sub-Committee may be inspected in the Member's Room or at the Planning and Economic Development Information Desk at the Civic Offices, Epping.

53. EXCLUSION OF PUBLIC AND PRESS

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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Report Item No: 1

APPLICATION No:	EPF/2207/11
SITE ADDRESS:	5 Stradbroke Park Tomswood Road Chigwell Essex IG7 5QL
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	TPO/EPF/54/08 T1 - Swamp Cypress (T14 on TPO) - Fell
DECISION:	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

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

APPLICATION No:	EPF/0568/11
SITE ADDRESS:	Land to the south of Roding Lane Buckhurst Hill Essex IG9 6BJ
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	TPO/EPF/110/10 W1 - Woodland management as specified in attached management plan
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=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

APPLICATION No:	EPF/0567/11
SITE ADDRESS:	Land on south side of Roding Lane, opposite junction with Rous Road and adjoining Buckhurst Hill Football Club Buckhurst Hill Essex IG9
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Carrying out of site management works to land, consisting of clearing ditch, digging out of pond, and levelling of earth mounds.
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=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

APPLICATION No:	EPF/1840/11
SITE ADDRESS:	49 Epping New Road Buckhurst Hill Essex IG9 5JT
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	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.
DECISION:	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

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

APPLICATION No:	EPF/1876/11
SITE ADDRESS:	9 Staples Road Loughton Essex IG10 1HP
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Rear extension at ground floor above existing lower ground extension.
DECISION:	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

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

APPLICATION No:	EPF/1901/11
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. (Revised application)
DECISION:	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

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

APPLICATION No:	EPF/1908/11
SITE ADDRESS:	40 Dickens Rise Chigwell Essex IG7 6NY
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Two storey side and rear extension, single storey front extension (Revised application)
DECISION:	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

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.