

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/0458/13
<b>SITE ADDRESS:</b>	EFDC Parks Nursery Pyrles Lane Loughton Essex IG10 2NL
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Fairmead
<b>DESCRIPTION OF PROPOSAL:</b>	Outline application for the demolition of tree/plant nursery and erection of up to 36 dwellings (flats and houses, 15 affordable), landscaping, parking and associated infrastructure. (Revised application)
<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=546790](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=546790)

**REASONS FOR REFUSAL**

- 1 The vehicular access serving the site is of inadequate width and will provide a poor access to serve a development of this nature and density, resulting in conflict between vehicular and pedestrian movement, and conflict between vehicles entering and exiting the site. This will be to the detriment of highway safety, contrary to Policy ST4 of the Adopted Local Plan and Alterations and the National Planning Policy Framework.
- 2 The proposal represents an overdevelopment of this site due to an inadequate level of car parking to serve the number of dwellings proposed, which would result in increased parking in neighbouring roads to the detriment of highway safety, contrary to Policy ST4 and ST6 of the Adopted Local Plan and Alterations and the National Planning Policy Framework.

**POSITIVE AND PROACTIVE STATEMENT**

The Committee discussed a possible Way Forward

- Widen the access road to allow continuous two-way vehicular movements into and out of the site.
- Reduce the number of proposed dwellings to meet the parking standards per dwelling as set out in the ECC Parking Standards Design and Good Practise guidance adopted by Epping Forest DC.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/2221/12
<b>SITE ADDRESS:</b>	23 Grange Crescent Chigwell Essex IG7 5JB
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>DESCRIPTION OF PROPOSAL:</b>	Rear canopy.
<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/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=543421](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=543421)

**CONDITIONS**

- 1 Within 6 months of this approval, the canopy works shall be completed and the void area above the flank boundary wall shown on drawing no. 201032/4F, that faces towards 25 Grange Crescent, shall be infilled with non-openable frosted glazing and shall be retained thereafter.
- 2 No further works shall take place, including no infilling of the area under the canopy on the rear elevation to create an enclosed extension.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/2409/12
<b>SITE ADDRESS:</b>	58 York Hill Loughton Essex IG10 1JA
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Johns
<b>DESCRIPTION OF PROPOSAL:</b>	Formation of 3.7m wide vehicular access on to York Hill and removal of section of damaged hedge.
<b>DECISION:</b>	Withdrawn

**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=544200](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=544200)

The application was withdrawn as a planning application prior to the Committee meeting.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/0140/13
<b>SITE ADDRESS:</b>	3 Church Hill Loughton Essex IG10 1QP
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of front extension to existing teaching space in former garage to align with existing raised timber deck area.
<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=545171](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=545171)

**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 extension, shall match those of the existing classroom outbuilding, unless otherwise agreed in writing by the Local Planning Authority.
- 3 The extension hereby approved shall only be used for pre school nursery purposes within the hours of 7.30 am to 6.30 pm Mondays to Fridays..

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/0259/13
<b>SITE ADDRESS:</b>	Avalon Mews North End Buckhurst Hill Essex IG9 5RA
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	Removal of existing conservatory and erection of two storey extension to front and rear, first floor extension over existing extension, alteration to bay projection and replace existing tiles.
<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=545618](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=545618)

**REASON FOR REFUSAL**

- 1 The proposed two storey extension onto the southern facing wall of the house, by reason of its size, position and appearance would be an overbearing addition relative to the adjacent property at 15a The Drive, resulting in loss of amenity to the occupants of that property, contrary to policy DBE9 of the Adopted Local Plan and Alterations and the National Planning Policy Framework.

**POSITIVE AND PROACTIVE STATEMENT**

The Committee considered that a Way Forward would be to site the extension further away from this boundary, on to the side of the house, so long as it does not result in undue loss of amenity to occupiers of the residential properties west of the application site, should a subsequent planning application be submitted.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/0384/13
<b>SITE ADDRESS:</b>	77 Manor Road Chigwell Essex IG7 5PH
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey rear, front and side extensions and loft conversion with front and rear dormer windows.
<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/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=546351](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=546351)

**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 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan, Arboricultural Method Statement and site monitoring schedule in accordance with BS 5837:2012 (Trees in relation to design, demolition and construction - Recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/0435/13
<b>SITE ADDRESS:</b>	2 Chigwell Park Chigwell Essex IG7 5BE
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>DESCRIPTION OF PROPOSAL:</b>	First floor side/part two storey rear extension and part single storey rear extension. (Revised application)
<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=546650](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=546650)

**REASONS FOR REFUSAL**

- 1 The proposed two storey extension onto the southern facing wall of the house, by reason of its size, position and appearance would be an overbearing addition relative to the adjacent property at 15a The Drive, resulting in loss of amenity to the occupants of that property, contrary to policy DBE9 of the Adopted Local Plan and Alterations and the National Planning Policy Framework.

**POSITIVE AND PROACTIVE STATEMENT**

A single storey rear extension may be considered less intrusive on this neighbour, should a subsequent planning application be submitted.

**Report Item No: 8**

<b>APPLICATION No:</b>	EPF/0450/13
<b>SITE ADDRESS:</b>	38 Smarts Lane Loughton Essex IG10 4BX
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of a two storey side 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/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=546750](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=546750)

**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: 9**

<b>APPLICATION No:</b>	EPF/0059/13
<b>SITE ADDRESS:</b>	63 Manor Road Chigwell Essex IG7 5PH
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/10/74 T7 - Cypress - Fell T28 - Plum - Fell
<b>DECISION:</b>	Split Decision: T28 Granted Permission (with conditions) T7 Refused 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=544794](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=544794)

**T28: CONDITIONS**

- 1 The felling authorised by this consent shall be carried out only after the Local Planning Authority has received, in writing, 5 working days prior notice of such works.

**T7: REASON FOR REFUSAL**

- 1 Although it is recognised that T7 cypress is displaying early signs of infection this is not sufficient to justify the loss of its visual and other amenity. The loss of the tree's existing and potential visual amenity is therefore contrary to policy LL9 of the Council's Adopted Local Plan and Alterations.

**Report Item No: 10**

<b>APPLICATION No:</b>	EPF/2016/12
<b>SITE ADDRESS:</b>	128 Manor Road Chigwell Essex IG7 5PR
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/23/99 T1 - Oak - 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/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=542604](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=542604)

**REASON FOR REFUSAL**

- 1 The information supplied is insufficient to demonstrate that the proposed felling and replacement is either necessary or justified. A reasonable degree of reduction of the crown area would be consistent with policy LL8 , and without prejudice would give the owner reassurance that followed superstructure repairs as proposed by the insurers then a reoccurrence of the structural problems would be even less likely. The loss of the tree's existing and potential visual amenity is therefore contrary to policy LL9 of the Council's Adopted Local Plan and Alterations.

**Report Item No: 11**

<b>APPLICATION No:</b>	EPF/0045/13
<b>SITE ADDRESS:</b>	128 Manor Road Chigwell Essex IG7 5PR
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/23/99 T1 - Oak - Linear reduction of crown height and spread by up to 4.25m to achieve an overall reduction in crown area by up to 70%
<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/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=544730](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=544730)

**CONDITIONS**

- 1 The work authorised by this consent shall be carried out under the direct supervision of the Local Planning Authority, who shall receive in writing, 5 working days notice of such works.
- 2 The crown reduction authorised by this consent shall consist of a 45% linear reduction of the existing crown's radial spread and height outside and above the original, inner pollard points, cutting outside the secondary reduction points which are at approx 4.25m. outside and above the inner pollard points.
- 3 The crown thinning authorised by this consent shall consist only of the removal of congested, minor sublateral branches, as shall be agreed on site before commencement of works. It shall result in no additional overall reduction of height or spread of the crown.
- 4 All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998 (2010) (or with any similar replacement Standard).
- 5 The works hereby authorised shall be undertaken only within the periods June 15th to September 30th inclusive and December 1st to March 31st inclusive.

**Report Item No: 12**

<b>APPLICATION No:</b>	EPF/0221/13
<b>SITE ADDRESS:</b>	Roding Valley High School Alderton Hill Loughton Essex IG10 3JA
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/CHI/02/70 T1 - Field Maple - Fell T2 - Ash - Fell T4 - Ash x 2 - Fell T5 - Field Maple - Fell T6 - Ash - Fell T7 - Ash - Fell T8 - Ash - Fell T11 - Grey Poplar - Fell
<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/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=545501](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=545501)

**CONDITIONS**

- 1 The felling authorised by this consent shall be carried out only after the Local Planning Authority has received, in writing, 5 working days prior notice of such works.
- 2 A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted and inspected and agreed to be in accordance with the details prior to implementation of the felling hereby agreed, unless varied with a written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies, or becomes seriously damaged and defective another tree of the same species and size of that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

**Report Item No: 13**

<b>APPLICATION No:</b>	EPF/0425/13
<b>SITE ADDRESS:</b>	1A Loughton Way Buckhurst Hill Essex IG9 6AA
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill East
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/42/88 T1 - Poplar - Fell
<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/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=546591](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=546591)

**CONDITIONS**

- 1 A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted and inspected and agreed to be in accordance with the details prior to implementation of the felling hereby agreed, unless varied with a written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies, or becomes seriously damaged and defective another tree of the same species and size of that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 2 The felling authorised by this consent shall be carried out only after the Local Planning Authority has received, in writing, 5 working days prior notice of such works.

**Report Item No: 14**

<b>APPLICATION No:</b>	EPF/0446/13
<b>SITE ADDRESS:</b>	12 Stradbroke Drive Chigwell Essex IG7 5QX
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/01/01 T5 - Oak - Fell
<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=546732](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=546732)

**CONDITIONS**

- 1 The felling authorised by this consent shall be carried out only after the Local Planning Authority has received, in writing, 5 working days prior notice of such works.
- 2 A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted and inspected and agreed to be in accordance with the details prior to implementation of the felling hereby agreed, unless varied with a written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies, or becomes seriously damaged and defective another tree of the same species and size of that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

**Report Item No: 15**

<b>APPLICATION No:</b>	EPF/0630/13
<b>SITE ADDRESS:</b>	Bald Faced Stag High Road Buckhurst Hill Essex IG9 5HT
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/41/91 T28 - Lombardy Poplar - Fell T41 - Horse Chestnut - Fell
<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/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=547490](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=547490)

**CONDITIONS**

- 1 A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted and inspected and agreed to be in accordance with the details prior to implementation of the felling hereby agreed, unless varied with a written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies, or becomes seriously damaged and defective another tree of the same species and size of that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 2 The felling authorised by this consent shall be carried out only after the Local Planning Authority has received, in writing, 5 working days prior notice of such works.

**Report Item No: 16**

<b>APPLICATION No:</b>	EPF/0689/13
<b>SITE ADDRESS:</b>	Holmhurst Manor Road Loughton Essex IG10 4RP
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/09/95 Cypress x 9 - Fell
<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=547791](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=547791)

**CONDITIONS**

- 1 The felling authorised by this consent shall be carried out only after the Local Planning Authority has received, in writing, 5 working days prior notice of such works.