

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 10 July 2013
South

Place: Roding Valley High School, Brook Road, Loughton, Essex IG10 3JA **Time:** 7.30 - 9.22 pm

Members Present: J Hart (Chairman), N Wright (Vice-Chairman), K Angold-Stephens, K Chana, Mrs T Cochrane, L Girling, L Leonard, A Lion, J Markham, G Mohindra, Mrs C Pond, Mrs T Thomas, H Ulkun, Mrs L Wagland and D Wixley

Other Councillors:

Apologies: G Chambers, R Cohen, C Finn, Ms J Hart, J Knapman, H Mann, B Sandler and Ms S Watson

Officers Present: S Solon (Principal Planning Officer), A Hendry (Democratic Services Officer), M Jenkins (Democratic Services Assistant) and S Mitchell (PR Website Editor)

10. 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.

11. MINUTES

Resolved:

That the minutes of the meeting held on 12 June 2013 be taken as read and signed by the Chairman as a correct record.

12. DECLARATIONS OF INTEREST

Pursuant to the Council's Code of Members Conduct, Councillor James Hart declared a non-pecuniary interest in item 7(4) (EPF/0557/13, 24 Albion Park, Loughton) of the agenda by knowing the neighbour of the application site. The Councillor indicated that he would leave the meeting for the consideration of the item.

13. ANY OTHER BUSINESS

It was noted that there was no other urgent business for consideration by the Sub-Committee.

14. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 12 be determined as set out in the attached schedule to these minutes.

15. 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/1027/13
SITE ADDRESS:	Monkhams Inn Buckhurst Way Buckhurst Hill Essex IG9 6HY
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	TPO/EPF/17/06 T2 & T4 - Poplars - Fell
DECISION:	Refuse Permission

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=549652

REASON FOR REFUSAL

- 1 Although it is recognised that management of both trees is required this is not sufficient to justify the loss of their visual and other amenity. The quality and life expectancy of the adjacent ash trees is not such that they can be relied on as successors to the poplars, as suggested. The loss of the trees' existing and potential visual amenity is therefore contrary to policy LL9 of the Council's Adopted Local Plan and Alterations.

Report Item No: 2

APPLICATION No:	EPF/1624/12
SITE ADDRESS:	Epping Forest College Borders Lane Loughton Essex IG10 3SA
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Double garage adjacent to and serving plot 205 of approved development
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=540524

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos:

2379-P5-02 rev C
E2127-21-02-01
2379-P5-01
JBA 06/42-12 rev E
- 2 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the garage(s) hereby approved shall be retained so that it is capable of allowing the parking of cars together with any ancillary storage in connection with the residential use of the site, and shall at no time be converted into a room or used for any other purpose.

Report Item No 3

APPLICATION No:	EPF/0506/13
SITE ADDRESS:	43 Stradbroke Grove Buckhurst Hill Essex IG9 5PE
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Loft conversion with roof alterations and side and rear dormers.
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=546974

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 4

APPLICATION No:	EPF/0557/13
SITE ADDRESS:	24 Albion Park Loughton Essex IG10 4RB
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Proposed new four bed house.
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=547214

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: 3/5933 10 rev K, 3/5933 11 rev K and 3/5933 12 rev H.
- 3 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such approved details.
- 4 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.
- 5 No development shall take place until details of levels have been submitted to and approved in writing 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.
- 6 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.

- 7 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
1. The parking of vehicles of site operatives and visitors
 2. Loading and unloading of plant and materials
 3. Storage of plant and materials used in constructing the development
 4. The erection and maintenance of security hoarding including decorative displays.
 5. Measures to control the emission of dust and dirt during construction, including wheel washing.
 6. Measures to retain the existing wall on the north-eastern site boundary with the private drive to 23 and 23a Albion Park, indicated on drawing 3/5933 10 rev K.
 7. Measures to maintain vehicular access, including access for emergency vehicles, along the full length of the private drive to 23 and 23a Albion Park, indicated on drawing 3/5933 10 rev K.
- 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 08.00 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 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 (staff) and visitors vehicles.
- 10 Prior to first occupation of the development hereby approved, the proposed upper floor window openings in the flank elevations of the house hereby approved 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.
- 11 Access to the flat roof over the single-storey rear projection of the house hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a seating area, roof garden, terrace, patio or similar amenity area. No furniture, including tables and chairs, shall be placed on the flat roof.
- 12 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other Order revoking, further amending or re-enacting that Order) no extensions or roof enlargements generally permitted by virtue of Classes A and B of Part 1, Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 13 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 14 The wall on the north-eastern site boundary with the private drive leading to 23 and 23a Albion Park indicated on drawing 3/5933 10 rev K shall be permanently retained. No other means of enclosure shall be erected in its place on that boundary without the prior written permission of the Local Planning Authority.

Report Item No 5

APPLICATION No:	EPF/0577/13
SITE ADDRESS:	Land Rear Of Diggens Court and Vanryne House High Road Loughton Essex
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Extension of time limit on planning permission EPF/1413/10 (Extension of time limit on Planning Permission EPF/0181/05 granted on appeal. (Erection of three storey block of 12 flats with parking at ground level).
DECISION:	Grant Permission (Subject to Legal Agreement)

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=547271

Members found it appropriate to extend the time period for implementing the permission for 2 years only, on the grounds that this will encourage the developer to bring forward the development.

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 The external finishes used in the construction of the development shall be limited to those detailed below unless otherwise agreed in writing by the Local Planning Authority:

Roofing membrane: FDT Rhepanol mid-grey
Windows and doors: Interpon D1036-SL842G matt
Cladding: Cedral weatherboard CL104
Bricks: Ibstock Cissbury red multi stock
- 3 Before any part of the development hereby permitted is occupied the glazed areas of the entrance lobby shall be permanently glazed with obscured glass that has been approved under the provisions of condition 2.
- 4 Wheel washing shall be installed in accordance with details set out in Pegasus Planning Group letter dated 30th November 2012 ref EP/JR/BRS.0121 as approved under EPF/2300/12 and these facilities shall be installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site, unless otherwise agreed in writing by the Local Planning Authority.

- 5 Before any part of the development hereby permitted is occupied, the parking areas shown on the approved plans shall be provided and thereafter retained solely for the parking of motor vehicles used by the occupiers of the development hereby permitted, Diggens Court and Vanryn House and/or their visitors.
- 6 The Development shall be carried out in accordance with the Flood Risk Assessment submitted by Pan Albion and Clive Onions under EPF/2300/12. The approved measures shall be carried out prior to the first occupation of the building hereby approved and shall be adequately maintained in accordance with a management plan submitted concurrently with the assessment, unless otherwise approved in writing by the Local Planning Authority.
- 7 The development shall take place in strict accordance with the Pegasus Environmental Landscape Method Statement dated 12 November 2012 prepared by Paul Crofts and the Planting Plan BRS.0121_05-A. All landscape works shall be undertaken in accordance with the approved details, unless the LPA has given its prior written consent to any variation.

The Landscape Method Statement shall include as appropriate, protection of the planting areas, where appropriate by fencing, during construction; preparation of the whole planting environment, particularly to provide adequate drainage; and the provision which is to be made for weed control, plant handling and protection, watering, mulching, and the staking, tying and protection of trees. The Landscape Method Statement shall also normally include provision for maintenance for the period of establishment, including weeding, watering and formative pruning, and the removal of stakes and ties. Provision shall be made for replacement of any plant, including replacements, that are removed, are uprooted, or which die or fail to thrive, for a period of five years from their planting, in the first available season and at the same place, with an equivalent plant, unless the LPA has given its prior written consent to any variation.

- 8 All hard and soft landscape works shall be completed prior to the occupation or use of any part of the development, unless the LPA has given its prior written consent to a programme of implementation. The hard and soft landscape works, including tree planting, shall be carried out strictly in accordance with any approved timetable.

The Landscape Method Statement shall state the provision which is to be made for supervision of the full programme of works, including site preparation, planting, subsequent management and replacement of failed plants.

- 9 On site refuse generated by the development shall be contained as set out on approved drawing 2004/199/001/G unless otherwise agreed in writing by the Local Planning Authority.
- 10 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

- 11 The headroom in the internal parking area of the development hereby permitted shall not be less than 2.5 metres, which dimensions shall be clear of any encroachments such as pipes, trunking and vents.
- 12 The provision of secure cycle and motorcycle storage shall take place in accordance with approved drawing 2004/199/101 as previously agreed under EPF/2300/12 and shall thereafter be retained unless otherwise agreed in writing by the Local Planning Authority.
- 13 There shall be no obstruction to vehicular traffic crossing the site between the High Road and Wesley Hall, Loughton Methodist Church, and Vanryne House at any time during the construction of the development hereby approved and thereafter.

Subject to the completion of a deed of variation, within 3 months, to ensure a Unilateral Undertaking given under Section 106 of the Town and Country Planning Act in respect of planning permission ref EPF/0181/05 applies fully to the consent given under reference EPF/0577/13. Should the deed of variation not be completed within 3 months, Officers are given delegated authority to refuse planning permission for the development.

Report Item No 6

APPLICATION No:	EPF/0635/13
SITE ADDRESS:	102 Manor Road Chigwell Essex IG7 5PQ
PARISH:	Chigwell
WARD:	Chigwell Village Grange Hill
DESCRIPTION OF PROPOSAL:	Demolition of an existing dwelling and garage, with the erection of an 8 bedroom family house, with undercroft garage and indoor leisure facilities.(Revised application from EPF/2469/12)
DECISION:	Refuse Permission

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=547510

REASONS FOR REFUSAL

- 1 By reason of its bulk and massing, particularly at the rear elevation, and by reason of its poor detailed design, particularly its roof form and scale of portico at the front elevation, the proposed house would fail to respect its setting and appear inappropriately conspicuous when seen from both the street and the Green Belt beyond the northern site boundary. As a consequence, the proposal would cause excessive harm to the character and appearance of the locality and be harmful to the visual amenities of the Green Belt. Accordingly and the proposal is contrary to adopted Local Plan and Alterations policies CP2(iv), DBE1 and GB7A, which are consistent with the policies of the National Planning Policy Framework.

POSITIVE AND PROACTIVE STATEMENT

Members found a redesigned proposal with a more appropriate roof form to the locality that also gives attention to the visual impact of the rear elevation would be likely to address their objections. The applicant is also advised to address the visual impact of the undercroft car parking to the rear and the portico at the front.

Report Item No 7

APPLICATION No:	EPF/0656/13
SITE ADDRESS:	7 Albion Hill Loughton Essex IG10 4RA
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Change of use of an existing care home (consisting of 22 rooms) to 7 residential flats, consisting of 2 x 1-Bed, 4 x 2-Bed and 1 x 3-Bed flats with associated amenity space, on site car parking, cycle and refuse store (approved under ref EPF/1657/12). The proposal includes the demolition of the original house dating back to the 1870's and its re-construction 'like-for-like' (already approved under ref EPF/0095/13) and the demolition of the 1920's and 1990's section of the house and its re-construction 'like-for-like' with some minor modifications.
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=547615

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: 4832 IN 01, 4832 IN 02, 4832 IN 03, 4832 IN 04, 4832 IN 05, 4832 IN 06, 4832 IN 07, 4832 IN 08, 4832 IN 09, 4832 IN 10, 4832 IN 11 4832 IN 12 4832 IN 100, 4832 DE 201 Rev A, 4832 DE 202 Rev A, 4832 DE 203 Rev A, 4832 DE 204 Rev A, 4832 DE 205 Rev A, 4832 DE 206 Rev A, 4832 DE 207 Rev A, 4832 DE 208 Rev A, 4832 DE 209 Rev A, 4832 DE 210 Rev A, 4832 DE 211 Rev A, 4832 DE 212 Rev A and 21212(8) .
- 3 Within one month of the date of this decision, details of the proposed refuse store shall be submitted to the Local Planning Authority for approval in writing. The refuse store shall be installed in accordance with the agreed details prior to the first occupation of a dwelling hereby approved.
- 4 The development hereby approved shall be undertaken in accordance with Andrew Day Arboricultural Consultancy, Arboricultural Method Statement dated 6th March 2013, and Tugby Ltd Method Statement for Piling and Ground Beam within Root Protection Area dated March 2013. The development shall be carried out only in accordance with these approved documents unless the Local Planning Authority gives its written consent to any variation.

- 5 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.
- 6 The parking areas shown on approved drawing number 4832 DE 201 Rev A 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.
- 7 Prior to the first occupation of the dwellings hereby approved, privacy screens of 1.7m in height shall be erected along the western side of the balcony serving flat no. 6 (the side facing 9 Albion Hill) and also along the northern side of the balcony serving flat no 7 (the side facing 5 Albion Hill).
- 8 The development hereby approved shall be carried out in strict accordance with the approved Construction Method Statement dated January 2013 (amended March 2013).
- 9 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.
- 10 There shall be no bonfires on the site throughout the demolition and construction phase of the development;
- 11 Within 3 months from the date of this consent full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) shall 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.

Report Item No 8

APPLICATION No:	EPF/0676/13
SITE ADDRESS:	21 Upper Park Loughton Essex IG10 4EY
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Revisions to planning approval EPF/2462/10 (for extensions to existing house including new two storey wing with loft) comprising changes to window style and external materials to be used.
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=547732

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 'juliet balcony' to be formed in the front elevation at first floor level shall be constructed in strict accordance with the plan number 2615_PL05e hereby approved, and the associated doors to this balcony shall open inwards into the room. The balcony enclosure shall be constructed of obscure glass and permanently retained as such.
- 3 Details of boundary fences and landscaping shall be implemented in accordance with the details approved under a related application ref: EPF/0646/13.
- 4 Prior to first occupation of the development hereby approved, the proposed first floor window in the north west facing flank wall and the second floor window in the north east facing gable wall 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.
- 5 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such approved details.

Report Item No 9

APPLICATION No:	EPF/0755/13
SITE ADDRESS:	38 Rookwood Gardens Loughton Essex IG10 2DQ
PARISH:	Loughton
WARD:	Loughton Broadway
DESCRIPTION OF PROPOSAL:	Single storey outbuilding in the rear of the garden with pitched roof.
DECISION:	Refuse Permission (Householder)

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=548210

REASON FOR REFUSAL

- 1 By reason of its height and siting adjacent to the back gardens of 249 and 251 Willingale Road, the building appears excessively overbearing and seriously detracts from outlook from these properties. It is therefore harmful to the living conditions of 249 and 251 Willingale Road. Accordingly, the building is contrary to adopted Local Plan and Alteration policy DBE9, which is in accordance with the National Planning Policy Framework.

POSITIVE AND PROACTIVE STATEMENT

Members found a redesign of the roof of the building that would achieve a substantially lower overall height is likely to overcome the reason for refusal.

Report Item No 10

APPLICATION No:	EPF/0856/13
SITE ADDRESS:	Rear of 71 & 71a Stonards Hill Loughton Essex IG10 3EH
PARISH:	Loughton
WARD:	Loughton Roding
DESCRIPTION OF PROPOSAL:	Proposed two bedroom detached house.
DECISION:	Refuse Permission

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=548732

REASON FOR REFUSAL

- 1 The proposed house, by reason of its height, size, and proximity to neighbouring dwellings, would result in an overbearing development that would detract from the amenity, outlook, and privacy of residents in neighbouring properties. The proposal is therefore contrary to policy DBE9 of the adopted Local Plan and Alterations, and also contrary to the National Planning Policy Framework.
- 2 The proposal, by reason of the restricted size of plot, represents an overdevelopment of the site resulting in inadequate amenity space being provided for residents of the proposed dwelling. The absence of a rear garden also results in a cramped form of development that is out of character with the locality. The proposal is therefore contrary to policies DBE8, DBE1, CP2, and CP7 of the adopted Local Plan and Alterations, and contrary to the National Planning Policy Framework.
- 3 There are two preserved trees on this site, and no arboricultural evidence has been submitted to show that the health and well being of these trees will not be harmed by the proposal development. The proposal is therefore contrary to policy LL10 of the adopted Local Plan and Alterations, and contrary to the National Planning Policy Framework.

Report Item No 11

APPLICATION No:	EPF/0899/13
SITE ADDRESS:	22 Valley Hill Loughton Essex IG10 3AE
PARISH:	Loughton
WARD:	Loughton Roding
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=548972

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 12

APPLICATION No:	EPF/0939/13
SITE ADDRESS:	The Coach House Gravel Lane Chigwell Essex IG7 6DQ
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Variation of condition 3 and condition 6 of planning permission EPF/1831/12. (Erection of new detached two storey dwelling with basement , demolition of existing Coach House and existing concrete framed building. Change of use of stables into storage rooms -revised application) to permit minor material amendments to the development comprising alterations to basement window design, provision of roof lights in roof and clarification of curtilage.
DECISION:	: Grant Permission (Subject to Legal Agreement)

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=549130

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 shall be implemented in accordance with external finishes approved under decision reference EPF/0988/13.
- 3 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 1170/103H; 1170/106B; 1170/107B; 1170/108B; 1170/203
- 4 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Schedule 2, Part 6, Classes A and B shall be undertaken on the site or on other land in the applicant's ownership as identified on drawing number 1170/203 without the prior written permission of the Local Planning Authority.
- 5 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no extensions generally permitted by virtue of Schedule 2 Part 1, Class A and no outbuildings generally permitted by virtue of Schedule 2 Part 1, Class E shall be undertaken without the prior written permission of the Local Planning Authority.

- 6 The residential curtilage of the dwelling hereby permitted shall be limited to the areas edges red on plan no. 1170/103H.
- 7 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]
- 8 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]
- 9 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]

- 10 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification 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.
- 11 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.
- 12 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 13 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.
- 14 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 08.00 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.
- 15 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.
- 16 Within the first planting season following the substantial completion of the development hereby approved, the site shall be landscaped in accordance with the details approved under decision reference EPF/0988/13.
- 17 If any tree, shrub or hedge shown to be retained in accordance with the approved plans and particulars, including those referred to in decision reference EPF/0988/13, is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.

- 18 The existing buildings shown in dashed line on plan no. 1170/103H shall be demolished and all resultant debris removed from the site within 3 calendar months of the substantial completion of the dwelling hereby approved.

Subject to the completion, within 17 weeks, of a Deed of Variation to ensure the legal agreement under Section 106 of the Town and Country Planning Act 1990 attached to planning permission reference EPF/1831/12 (prohibiting the sale of any part of the application site separately from the remainder of the site and preventing the erection of an extension to the retained outbuilding, previously permitted under application reference EPF/0393/02) also applies to this permission. Should the Deed of Variation not be completed Officers are given delegated authority to refuse planning permission.

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