

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 11 June 2014
South

Place: Roding Valley High School, Brook **Time:** 7.30 - 9.55 pm
Road, Loughton, Essex IG10 3JA

Members Present: J Hart (Chairman), K Angold-Stephens, G Chambers, K Chana, L Girling, R Jennings, H Kauffman, L Mead, G Mohindra, S Neville, Mrs C P Pond, C C Pond, C Roberts, B Sandler, H Ulkun, Ms S Watson and D Wixley

Other Councillors:

Apologies: J Knapman, A Lion, H Mann, Mrs L Wagland and S Weston

Officers Present: S Solon (Principal Planning Officer), M Jenkins (Democratic Services Assistant), A Hendry (Democratic Services Officer) and G J Woodhall (Democratic Services Officer)

1. 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.

2. MINUTES

RESOLVED:

That the minutes of the last meeting of the Sub-Committee held on 7 May 2014 be agreed.

3. VICE-CHAIRMAN OF THE SUB-COMMITTEE

The Vice-Chairman was absent from the meeting, so the Chairman sought a nomination for Vice-Chairman of the meeting.

RESOLVED:

That Councillor G Chambers be elected Vice-Chairman for the duration of the meeting.

4. DECLARATIONS OF INTEREST

There were no declarations of interest made pursuant to the Council's Code of Member Conduct.

5. ANY OTHER BUSINESS

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

6. CONFIRMATION OF TREE PRESERVATION ORDER TPO/EPF/07/14 - 117 HIGH ROAD, LOUGHTON

The Sub-Committee received a report regarding Confirmation of Tree Preservation Order TPO/EPF/07/14 – 117 High Road, Loughton.

The Tree Preservation Order was made following receipt of a planning application for a change of use from a dwelling house to NHS doctor's surgery, including extensions to the building and creation of a car park in the rear garden. Given its location, the property and trees were considered highly visible to those passing on the High Road and made a significant contribution to the street scene of both the High Road and Meadow Road.

The order protected six pollarded lime trees, two being along the front boundary, the remaining four were on the side boundary adjacent to Meadow Road.

The planning application EPF/0091/14 was refused.

Objections/Representations

The owner of the property raised an objection to the four lime trees (T3-T6) facing Meadow Road. The reasons for the objection were as follows:

- (a) No prior notice of the Council's intention to make the order was given;
- (b) Essex County Council had refused to provide the owner with a resident parking permit for Meadow Road, as they considered that the property was not connected with Meadow Road. In the justification for the TPO it stated that the trees were an important part of Meadow Road. The owner did not consider it was right that Essex County Council and the District Council, could take different stances according to their requirements;
- (c) The property owner had four cars and because Essex County Council would not provide parking permits they were considering removing T3 allowing for a larger car parking area;
- (d) The owner did not agree that the trees facing on to Meadow Road were "highly visible to those passing on the High Road" nor that they made a "significant contribution to the street scene;" and
- (e) Whilst not an objection, the owner also commented that the trees were regularly pollarded, but due to financial difficulties was unable to have the work undertaken. It was assumed that as they were now protected, EFDC would maintain them.

The Director of Governance commented as follows:

The trees were under a direct threat of being felled as a result of the planning application, although the application was made by a third party who had an interest in purchasing the property. The Local Planning Policy stated that the Council would refuse to grant planning permission for any development which it considered made inadequate provision for the retention of trees. The only way to ensure retention of

trees in such a situation was to protect them by a tree preservation Order. Given the location of the trees, they were highly visible within the street scene, appropriate for their setting and had a high amenity value. As such the making of this order was in accordance with Council policy. Taking each of the objections in turn:

- (i) It was not appropriate to give prior notice of the Council's intent to make a TPO, as this would lead to trees being removed prior to an order being made;
- (ii) Essex County Council and EFDC were different organisations;
- (iii) Should the owner of the property wished to remove one of the trees in the future, a TPO application would need to be made;
- (iv) All the trees had significant public visibility and made an important contribution to the street scene of the High Road and Meadow Road respectively; and
- (v) When a TPO was made it did not mean that the responsibility/management of the tree would be taken over by the Council. It would remain with the owner of the trees.

Conclusion

The sub-committee heard the objector speak in regard to tree T3 which was felt to be a particular problem. The members suggested that a further application could be made in regard to felling T3.

RESOLVED:

That Tree Preservation Order TPO/EPF/07/14 be confirmed without modification.

7. CONFIRMATION OF TREE PRESERVATION ORDER EPF/17/13 77 YORK HILL, LOUGHTON, ESSEX

The Sub-Committee received a report regarding Confirmation of Tree Preservation Order TPO/EPF/27/13 77 York Hill, Loughton.

TPO/EPF/27/13 was made on 13 December 2013 to protect a Norway Spruce, the tree had high visual amenity in the York Hill Conservation Area.

A notice was submitted to remove the tree due to its dangerous size and shading impacts on neighbouring properties. The tree had been assessed for its visual contribution, life expectancy, suitability and importance of location. The tree's preservation guaranteed replacement in the event of future applications to fell it being considered acceptable.

Objection and Representations to the Tree Preservation Order.

There had been three objections to the order:

- (a) 77 York Hill. The tree owner stated that the tree was a Christmas tree, planted 40 years ago, and had grown beyond all expectation. Its quick growth blocked out light, dropped debris over a neighbouring garden and looked

menacing in high winds. A replacement could be planted in a better place, further from houses;

(b) 79 York Hill. The tree had doubled in size during the last 7 years. The tree was very close to the property and had dropped many small branches recently. It was considered dangerous, a replacement might be planted a little further away from the property but it was felt most strongly that this tree should be taken down at the earliest opportunity; and

(c) 75 York Hill. When planted, it was never envisaged that it would have grown to such a height. It should have been planted at the bottom of the garden. The tree was considered dangerous, it bent back and forth to a frightening degree.

Head of Planning Services' Comments

This was a healthy and well shaped attractive tree, standing some 12 m tall. It stood centrally and in open view between two properties. It was clearly visible over the houses from the lower and upper sections of York Hill but was also glimpsed from Queens Road. The tree had a good life expectancy of approximately 40 years and had considerable capacity for further growth and so for a corresponding increase in its wider visual amenity.

However, that potential for further growth was likely to lead to it outgrowing its location. The species meant that it would not be likely to respond well to crown reduction.

Response to objections, summarised under specific headings:

- (i) The current size of the tree and problems with shade and debris;
- (ii) The problems cited were not currently serious in relation to the owner's property. The tree's position, 10 m from the rear of the house, was acceptable at the present time; and
- (iii) The building closest to the tree was a recent extension at 79 York Hill, which suffered light loss and some debris from the tree. While it was not contested that some problems were experienced, it was considered that any such problems must be weighed against the tree's prominence.

Officers stated that the tree was not highly dangerous, the tree's narrow form was likely to bend but its good health and structure were not challenged. Pruning the top would harm its amenity value, which might in time justify its removal rather than on-going disfiguring management. The order ensured future re-planting in the event of its removal.

Members supported the confirmation of the Tree Preservation Order.

RESOLVED:

That Tree Preservation Order TPO/EPF/27/13 be confirmed without modification.

8. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 16 be determined as set out in the attached schedule to these minutes.

9. PROBITY IN PLANNING - APPEAL DECISIONS, 1 OCTOBER 2013 TO 31 MARCH 2014

The Sub-Committee received a report regarding Probity in Planning Appeal Decisions 1 October 2013 to 31 March 2014.

In compliance with the recommendation of the District Auditor, the report advised the decision making committees of the results of all successful, allowed appeals. The purpose being to inform the committees 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 made against the Council.

Over the six month period between 1 October 2013 and 31 March 2014, the Council received 48 decisions on appeals (46 planning related and 2 enforcement related).

Key Performance Indicator (KPI54) measured the performance of officer recommendations and delegated decisions and KPI55 measured all planning application type appeals as a result of committee reversal of officer recommendations. Out of a total of 46 planning related appeals, 18 were allowed (37%). Broken down further KPI54 performance was 4 out of 23 allowed (17%) and KPI55 performance was 13 out of 22 (59%).

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 committee officer could give a good indication of some success at defending the decision.

During this period, there was no award of costs made against the Council.

Members were made aware of recent appeal changes allowing Planning Inspectors to award costs against a party that had behaved unreasonably even if neither the Council or the appellant had applied for costs.

RESOLVED:

That the Probity in Planning – Appeal Decisions 1 October 2013 to 31 March 2014 be noted.

10. DELEGATED DECISIONS

The Sub-Committee noted that schedules of planning applications determined by the Director of Governance 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/2545/13
SITE ADDRESS:	22 Broadstrood Loughton Essex IG10 2SB
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Two storey rear extension, two storey front porch extension and reconstruction of roof.
DECISION:	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=557438

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 at first floor in the flank elevations 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.
- 4 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.

Report Item No: 2

APPLICATION No:	EPF/2649/13
SITE ADDRESS:	66 Englands Lane Loughton Essex IG10 2QQ
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Demolition of existing house and erection of 2 x 3 bedroom two storey houses and 2 parking spaces
DECISION:	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=557933

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos:
Site Plan
ksd/14/15/01
ksd/14/15/02
MDP.RG/01 rev A
MDP.RG/02 rev A1
MDP.RG/03
- 2 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 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 by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 4 Prior to the commencement of either of the houses hereby permitted, details of any screen walls, fences, or similar structures shall be submitted to and approved in writing by the Local Planning Authority and the the development shall only be implemented and maintained thereafter, in accordance with the approved details.
- 5 Prior to first occupation of the development hereby approved, the proposed window openings in the flank elevations at first floor 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.
- 6 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 an 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.

- 7 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, enlargements of the roof or outbuildings with a volume in excess of 10 cubic metres generally permitted by virtue of Classes A,B and E of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 8 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 3

APPLICATION No:	EPF/0359/14
SITE ADDRESS:	40 Dacre Gardens Chigwell Essex IG7 5HG
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Demolish existing rear extension, erection of side and rear extension and proposed loft conversion with two front dormers and side and rear dormer. (Revised application to EPF/2536/13)
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=560105

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 The development hereby permitted will be completed strictly in accordance with the approved drawing number 03 dated May 2014, together with a 1/1250 site location plan.
- 4 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.

Report Item No: 4

APPLICATION No:	EPF/0515/14
SITE ADDRESS:	20 Maple Close Buckhurst Hill Essex IG9 6HW
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	New end of terrace 4 bed house built on side garden, and two storey and single storey rear extension built on existing house. (Revised application to EPF/2637/13)
DECISION:	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=560811

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 3 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended no extensions to the house hereby approved that are generally permitted by virtue of Class A of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 4 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.
- 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 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.

Report Item No: 5

APPLICATION No:	EPF/0518/14
SITE ADDRESS:	12 Fairlands Avenue Buckhurst Hill Essex IG9 5TF
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Part single, part two storey side 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/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=560832

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 6

APPLICATION No:	EPF/0520/14
SITE ADDRESS:	3 Scotland Road Buckhurst Hill Essex IG9 5NP
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Demolition of existing bungalow and construction of two storey house with rooms in roof. (Revised application to EPF/0226/11)
DECISION:	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=560834

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 hard landscaping shall be undertaken as shown on Open Spaces drawing number OS749-14-3 Rev B (dated Feb 2014) and the soft landscaping shall be undertaken in accordance with Open Spaces drawing number OS749-14-4 Rev B (dated Feb 2014) unless the Local Planning Authority gives its written consent to any variation. 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.
- 3 No development, including works of demolition or site clearance, shall take place until a Tree Protection in accordance with Open Spaces tree reports dated February 2014 have been implemented. 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.
- 4 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 6 Rev H; 3 Rev E; 4 Rev K; 8 Rev E; 7 Rev E; 14-510/1; OS 749 -14.3; OS 749 - 14.4, and a 1/1250 site location plan.
- 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.

Report Item No: 7

APPLICATION No:	EPF/0537/14
SITE ADDRESS:	42 Westbury Lane Buckhurst Hill Essex IG9 5PL
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Part one and part two storey rear extensions and enlargement of first floor in lower roof pitch.
DECISION:	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=560952

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 on the external surfaces of the development hereby permitted shall be those specified in answer to question 9 on the submitted planning application forms.
- 3 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 8

APPLICATION No:	EPF/0630/14
SITE ADDRESS:	69 Baldwins Hill Loughton Essex IG10 1SN
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Single storey rear extension, garage conversion and dormer window to front elevation
DECISION:	Referred to District Development Control Committee

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=561380

Report Item No: 9

APPLICATION No:	EPF/0634/14
SITE ADDRESS:	Avalon Mews North End Buckhurst Hill Essex IG9 5RA
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Reposition previously approved rear window.
DECISION:	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=561391

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: 10

APPLICATION No:	EPF/0641/14
SITE ADDRESS:	17 Great Owl Road Chigwell Essex IG7 6AL
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Demolition of existing family home and rebuild a new 4 bedroom house
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=561414

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 1; 1; 2; 2.1; 2.2; 2.3; 2.4; 2.5; 2.6; 2.7; 3; 3; 3.1
- 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 by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 4 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 an 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.

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 side and rear extensions generally permitted by virtue of Class A of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

6 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site.

Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the Local Planning Authority contacted and a scheme to investigate the risks and / or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the Local Planning Authority prior to the recommencement of development works.

Following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.

7 Prior to first occupation of the development hereby approved, the proposed window openings at first floor level in the side elevations 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.

8 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 11

APPLICATION No:	EPF/0644/14
SITE ADDRESS:	21 Amberley Road Buckhurst Hill Essex IG9 5QW
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Proposed two storey front, side and rear extensions, rear dormer window. New drop kerb. Formation of patio and construction of retaining wall to enclose patio.
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=561417

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 All 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.
- 4 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.

Report Item No: 12

APPLICATION No:	EPF/0658/14
SITE ADDRESS:	8 Hurst Road Buckhurst Hill Essex IG9 6AB
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Demolition of existing garage and erection of part single, part two storey rear extension, part single, part two storey side extension and single storey front 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=561491

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 13

APPLICATION No:	EPF/0757/14
SITE ADDRESS:	5 Habgood Road Loughton Essex IG10 1HF
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	First floor rear extension to property.
DECISION:	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=561911

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 14

APPLICATION No:	EPF/0763/14
SITE ADDRESS:	113 - 115 Grange Crescent Chigwell Essex IG7 5JD
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Minor Material amendment to EPF/0320/10 to permit enlargement of basement to provide storage areas to flats and omission of entrance door at lower ground floor level.
DECISION:	Agreed to 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=561972

CONDITIONS

- 1 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 2 Prior to first occupation of the building hereby approved the proposed window openings in the first and second floors of the west facing flank walls shall be fitted with obscured glass and have fixed frames up to a height of 1.7 metres above the finished floor level, and shall be permanently retained in that condition.
- 3 The development shall proceed in accordance with landscaping details submitted under application reference EPF/1994/13, unless otherwise agreed in writing by the Local Planning Authority.

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, and in writing.
- 4 The development shall proceed in accordance with the Tree Protection details approved under application reference EPF/1769/13, unless otherwise agreed in writing by the Local Planning Authority.
- 5 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.

- 6 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
- 7 The development shall proceed in accordance with Flood Risk details approved under application reference EPF/1769/13, unless otherwise agreed in writing by the Local Planning Authority.
- 8 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.
- 9 The development shall proceed in accordance with surface water details submitted under application reference EPF/1994/13, unless otherwise agreed in writing by the Local Planning Authority.
- 10 The development shall proceed in accordance with turning circle details submitted under application reference EPF/1994/13, unless otherwise agreed in writing by the Local Planning Authority.
- 11 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.
- 12 Notwithstanding the detail shown on the approved plan 7684/003 Rev. F, details of the parking layout proposed along Manor Road and at the side of the proposed access road shall be submitted to the Local Planning Authority for approval in writing. The development shall proceed with the approved details.
- 13 The proposed access onto Grange Crescent shall be laid out in accordance with the details shown on drawing no 09.07.1633. The vehicular access shall only be made available for use by emergency services vehicles and shall not be used by any other motorised vehicle.
- 14 The off-street parking areas shown on drawing nos. JGEF/10/02 and JGEF/10/10 shall be provided prior to the occupation of the development hereby approved and thereafter only be used for the parking of vehicles of the occupants, visitors and callers at the development.

Subject to the applicant entering into a Section 106 Legal Agreement for the developer contributing in respect of the following:

- 1. Financial education contribution of £23,913.00 (Calculated using April 2010 cost multiples and index linked from this date using PUBSEC index)**
- 2. The legal agreement to secure the applicant's right to access land in the ownership of London Underground (within red line application site) to allow continued vehicle and pedestrian access to the site.**

- 3. Financing alterations to the public highway in Manor Road involving a redesigned/ improved priority junction, works taking place in public highway including any area to become public highway, details of a junction protection scheme (Traffic Regulation Order), imposed visibility at the junction for all highway users including a suitable pedestrian crossing point.**
- 4. The provision of vouchers to the future occupiers of the proposed dwelling, providing free access to public transport services for an agreed period of time.**

Report Item No: 15

APPLICATION No:	EPF/0942/14
SITE ADDRESS:	69 Queens Road Buckhurst Hill Essex IG9 5BW
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Ground floor rear extension.
DECISION:	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=562513

REASON FOR REFUSAL

- 1 By reason of its depth the extension fails to leave adequate space for refuse storage required for the lawful use of the shop premises for purposes within Use Class A3 and consequently amounts to an overdevelopment of the site. Furthermore, by reason of its internal arrangement placing a toilet at its northern end, together with its proximity to the site boundary with 2 and 2A Kings Avenue, the extension would cause harm to the living conditions of those dwellings since the use of the toilet would give rise to unpleasant odours. As a consequence the extension is an unsustainable development is contrary to Local Plan and Alterations policies CP7 and DBE9(iv), which are consistent with the National Planning Policy Framework.

Report Item No: 16

APPLICATION No:	EPF/1036/14
SITE ADDRESS:	St. Winifreds Church Manor Road Chigwell Essex IG7 5PS
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Telecommunications installation comprising of the raising of the existing Church Tower by 2.2m so as to house 6 additional antennas and other equipment as part of an upgrade of the existing telecommunications equipment at this church. The existing mock flagpole to be removed.
DECISION:	Withdrawn from Agenda

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=562910

This application was not decided as it was withdrawn from the agenda by officers.