

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 1 March 2017
South

Place: Roding Valley High School, Brook **Time:** 7.30 - 9.35 pm
Road, Loughton, Essex. IG10 3JA.

Members Present: G Chambers (Chairman), R Baldwin, A Beales, R Brookes, K Chana, L Girling, S Heap, R Jennings, J Jennings, H Kauffman, J Knapman, A Lion, G Mohindra, C P Pond, C C Pond, C Roberts, D Roberts and D Wixley

Other Councillors: D Sunger

Apologies: A Patel, L Mead, S Murray, B Sandler and S Watson

Officers Present: S Solon (Principal Planning Officer), A Hendry (Senior Democratic Services Officer), S Mitchell (PR Website Editor) and A Rose (Marketing & Digital Content Officer)

57. 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.

58. ELECTION OF VICE CHAIRMAN

In the absence of the Vice-Chairman, who had tendered his apologies, the Chairman requested nominations for the role of Vice-Chairman.

RESOLVED:

That Councillor A Lion be elected Vice-Chairman for the duration of the meeting.

59. MINUTES

RESOLVED:

That the minutes of the meeting held on 1 February 2017 be taken as read and signed by the Chairman as a correct record.

60. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's member Code of Conduct, Councillor G Mohindra declared a non pecuniary interest in the following item by virtue of being the Chairman of the local Conservative Party and the applicant being a member of the

local Conservative Party. The Councillor advised that he would remain in the meeting for the duration of the discussion and voting thereon:

- EPF/2598/16 – 140-142 manor Road, Chigwell, IG7 5PR

(b) Pursuant to the Council's member Code of Conduct, Councillor G Mohindra declared a non pecuniary interest in the following item by virtue of living near the application. The Councillor advised that he would remain in the meeting for the duration of the discussion and voting thereon:

- EPF/3091/16 – 88 Hainault Road, Loughton, IG10 5DH

61. ANY OTHER BUSINESS

(a) The Chairman introduced the recently elected Councillor for Chigwell Village, Councillor Darshan Sunger who would be observing the meeting tonight.

(b) The Chairman also noted that agenda item 8(4) EPF/2778/16 Old Farm, Green Lane, Chigwell had been withdrawn from the agenda pending further information on flooding in that area.

62. 113 CHURCH HILL, LOUGHTON - HIGHWAYS REASONS FOR REFUSAL IN RESPECT OF APPLICATION REF. EPF/1741/16: OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF UP TO 10 APARTMENTS WITH DETAILS OF ACCESS.

The meeting considered a report on the refusal criteria for EPF/1741/16 (113 Church Hill, Loughton) agreed at their meeting held on 1 February 2017. The sub-committee resolved to refuse the planning permission for three reasons. Following the meeting, officers sought the informal advice of the Highway Authority on the strength of the case the council could make on two of the reasons for refusal. The advice received was that no reasonable case could be made in respect of those reasons.

In view of this advice the meeting agreed to alter their reasons for refusal as reasons 2 and 3 could not be defended and that a revised decision to withhold permission for reason 1 alone be issued along with an amended way forward.

RESOLVED:

- (1) That, as a result of advice received from the Highway Authority, the highway-related reasons for the refusal of planning application EPF/1741/16 (Reasons 2 and 3) as determined by the Sub-Committee on 1 February 2017, be rescinded;
- (2) That, pursuant to (1) above, a revised decision notice reflecting the refusal of planning permission for the following reason only, be issued:

'The quantum of development proposed, together with appropriate off-street car parking and private amenity space provision, is likely to require a three-storey building. A building of that height would be unlikely to relate well to the neighbouring house at 111 Church Hill and would be likely to appear over-dominant in the street scene. As a consequence, the proposal is very unlikely to respect the character and appearance of the locality, contrary to Local Plan and Alterations policies CP2(iv),

CP3(v), CP7, and DBE1(i), which are consistent with the National Planning Policy Framework’.

- (3) That, as a result of the revision of the reasons for the refusal of planning application EPF/1741/16 as set out in Recommendations (1) and (2) above, the suggested way forward on the application be as follows:

‘Members considered that an alternative proposal for a less intensive development that could demonstrably be contained within a two-storey building, would be likely to address the objections raised’.

63. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 10 be determined as set out in the attached schedule to these minutes.

64. EXCLUSION OF PUBLIC AND PRESS

The Sub-Committee noted that there was no business which necessitated the exclusion of the public and press.

CHAIRMAN

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Report Item No: 1

APPLICATION No:	EPF/2473/16
SITE ADDRESS:	Woodview Lambourne Road Chigwell Essex IG7 6HX
PARISH:	Chigwell
WARD:	Chigwell Row
DESCRIPTION OF PROPOSAL:	Demolition of 22 bedroom residential dwelling and associated 3 bedroom retirement dwelling and garages/outbuildings, and replacement with a new three storey 72 bed care home and two three storey blocks containing 25 retirement living apartments, together with 51 car parking spaces and landscaping
DECISION:	Deferred to District Development Management Committee

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=587814

Deferred to District Development Management Committee and to allow for the submission and assessment of a Heritage Impact Assessment to inform a decision as to what weight to give to the proposed loss of Woodview when assessing the overall merits of the proposal.

Report Item No: 2

APPLICATION No:	EPF/2390/16
SITE ADDRESS:	Cornerways Turpins Lane Chigwell Essex IG8 8BA
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Demolition of existing dwelling and garage and construction of eight residential units, with associated parking and landscaping
DECISION:	Refuse Permission

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=587536

REASONS FOR REFUSAL

- 1 The proposed development would result in an uncharacteristically intense residential use in sharp contrast with the established local character of single-family dwellinghouses, amounting to an over development of the site as indicated by the extent of built form comprising of the proposed building and associated car park together with the limited amount of private amenity space and off-street parking spaces that would be provided for the proposed number of dwellings. As a consequence, the proposed development is harmful to the character and appearance of the locality contrary to Local Plan and Alterations policies CP2(iv), CP3(v), CP7, DBE1 and DBE6, which are consistent with the National Planning Policy Framework.
- 2 By reason of its scale, bulk, design and indicated external materials, the proposed building would appear in sharp contrast to the prevailing built form in the locality which predominantly comprises of single-family dwellinghouses of traditional form and materials. Due to the consistency of traditional building form in the locality, its character is not sufficiently robust to accommodate the contrasting appearance of the proposed development. The location of the site at a junction is highly visible therefore the degree of contrast would appear prominent in the street scene. As a consequence, the proposal would cause significant harm to the character and appearance of the locality contrary to Local Plan and Alterations policies CP2(iv), CP3(v), CP7 and DBE1, which are consistent with the National Planning Policy Framework..

- 3 By reason of an inadequate provision of private amenity space, the proposed development would create poor living conditions for its occupants, contrary to Local Plan and Alterations Policy DBE8, which is consistent with the National Planning Policy Framework.

Way forward:

Members concluded their objections were fundamental and could not offer any way forward for the proposal.

Report Item No: 3

APPLICATION No:	EPF/2913/16
SITE ADDRESS:	Land r/o 33-37 Hillyfields Loughton Essex IG10 2PT
PARISH:	Loughton
WARD:	Loughton Fairmead Loughton St Johns
DESCRIPTION OF PROPOSAL:	Proposed demolition of existing garages and erection of 7 no. dwellings (5 x three beds and 2 x two beds), with associated access and parking (Revised application to EPF/0513/16)
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=589084

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: 12105- P001-F, P002-D, P003-D and P004-D

- 3 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 in writing 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]

- 4 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]
- 5 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]
- 6 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.
- 7 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.

- 8 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tool. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
- 9 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.
- 10 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.
- 11 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 12 Prior to the commencement of the development, details of external lighting to the access road and car parking areas shall be submitted to and approved by the Local Planning Authority. The works as agreed shall be fully implemented prior to first occupation of the buildings.
- 13 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.

- 14 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed at the site. The installed cleaning facilities shall be used to clean vehicles wheels immediately before leaving the site.
- 15 Prior to the first occupation of the development the vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The parking and turning areas shall be retained in perpetuity for their intended purpose
- 16 Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council.
- 17 Notwithstanding any details approved under condition 8 above, there shall be no discharge of surface water onto the Highway.
- 18 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 19 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Class B and C of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 20 No additional windows other than those shown on the approved plans shall be installed in the side elevation of Unit1 a (as so identified on drawing number 12105-P002-D) without prior consent from the Local Planning Authority.
- 21 The development hereby approved shall not be commenced until details of boundary treatment, including details of retaining walls, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Report Item No: 4

APPLICATION No:	EPF/2778/16
SITE ADDRESS:	Old Farm Green Lane Chigwell Essex IG7 6DN
PARISH:	Chigwell
WARD:	Chigwell Row
DESCRIPTION OF PROPOSAL:	Retrospective application for an agricultural building for storage of hay.
DECISION:	Deferred

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=588721

Deferred to allow for the submission of a Flood Risk Assessment and further consultation.

Report Item No: 5

APPLICATION No:	EPF/1233/16
SITE ADDRESS:	78 Bracken Drive Chigwell Essex IG7 5RD
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Ground floor extensions and conversion/extension of roof space to form new accommodation to the property.
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=584477

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 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.
- 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.

- 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: 6

APPLICATION No:	EPF/2126/16
SITE ADDRESS:	72 Roebuck Lane Buckhurst Hill Essex IG9 5QX
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Two storey rear and side extension, single storey rear extension and rooms within the roof (revised application to previously refused EPF/3233/15)
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=586476

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 Replacement trees, as shown on 'Skerratt Arboricultural Advice' drawing number 431.03.01 dated 14/07/2016 shall be planted as shown on the drawing within one month of the implementation of the felling of the horse chestnut and Norway maple, unless varied with the written agreement of the Local Planning Authority. The replacement trees shall be a minimum of 12-14cm girth (measured at 1m from ground level) at time of planting. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, dies or becomes seriously damaged or defective another tree 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.
- 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 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.

- 6 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/3037/16
SITE ADDRESS:	35 Barrington Road Loughton Essex IG10 2AX
PARISH:	Loughton
WARD:	Loughton Broadway
DESCRIPTION OF PROPOSAL:	Rear detached garage and store
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=589436

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 proposed development shall only be used for purposes ancillary to the existing dwellinghouse and shall not be occupied as a unit separately from the dwelling known as 35 Barrington Road.
- 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.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Class E of Part 1 of Schedule 2 to the Order shall be undertaken at the applications site without the prior written permission of the Local Planning Authority.

Report Item No: 8

APPLICATION No:	EPF/3091/16
SITE ADDRESS:	88 Hainault Road Chigwell Essex IG7 5DH
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	First floor side extension with side gable roof. Two-storey rear extension with accommodation within crown roof. 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/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=589576

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 Prior to first occupation of the development hereby approved, the proposed window openings and roof lights in the southern side elevation above ground floor level 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 Access to the flat roof over the extension 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.

- 5 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.

- 6 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.

- 7 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: 9

APPLICATION No:	EPF/3092/16
SITE ADDRESS:	20 Roding Gardens Loughton Essex IG10 3NH
PARISH:	Loughton
WARD:	Loughton Roding
DESCRIPTION OF PROPOSAL:	Erection of two storey rear extension, loft conversion, and a garage conversion incorporating replacing the existing garage doors with a proposed front bay window.
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=589577

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.

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: 10

APPLICATION No:	EPF/3261/16
SITE ADDRESS:	18 Hill Top Loughton Essex IG10 1PX
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	First floor rear extension with hip end roof. Single storey rear extension. Single storey side 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/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=590081

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 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.