

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 27 September 2017
South

Place: Council Chamber, Civic Offices, **Time:** 7.00 - 10.15 pm
High Street, Epping

Members Present: G Chambers (Chairman), A Patel (Vice-Chairman), R Baldwin, A Beales, K Chana, S Heap, R Jennings, J Jennings, J Knapman, G Mohindra, S Neville, B Sandler, D Sunger and D Wixley

Other Councillors: S Murray and S Watson

Apologies: H Kauffman, A Lion, L Mead, C P Pond, C C Pond, C Roberts and D Roberts

Officers Present: S Solon (Principal Planning Officer), S Jhooti (Planning Officer), R Perrin (Democratic Services Officer) and J Leither (Democratic Services Officer)

24. 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.

25. MINUTES

RESOLVED:

That the minutes of the meeting held 23 August 2017 be taken as read and signed by the Chairman as a correct record.

26. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor Sunger declared a pecuniary interest in the following item of the agenda by virtue of the applicant being a client. The Councillor had determined that his interest was pecuniary and that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/0479/17 – Amar Nivas, 146 Hainault Road, Chigwell.

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mohindra declared a non-pecuniary interest in the following item of the agenda by virtue of one of Landvest Ltd being a member Chigwell Association. The Councillor had determined that his interest was non-pecuniary and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1390/17 – The Lodge, Woolston Hall, Abridge Road, Chigwell

(c) Pursuant to the Council's Code of Member Conduct, Councillor Neville declared a non-pecuniary interest in the following item of the agenda by virtue of the his church's arrangement with Braeside Junior School for three car park spaces. The Councillor had determined that his interest was non-pecuniary and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1064/17 – Braeside Junior School, 82 Palmerston Road, Buckhurst Hill.

(d) Pursuant to the Council's Code of Member Conduct, Councillors Knapman, Sandler, Sunger, declared a non-pecuniary interest in the following item of the agenda by virtue of the applicant being a Chigwell Parish Councillor. The Councillors had determined that their interest was non-pecuniary and that they would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1932/17 – 17 Chigwell Rise, Chigwell.

(e) Pursuant to the Council's Code of Member Conduct, Councillor Mohindra declared a non-pecuniary interest in the following item of the agenda by virtue of the applicant being a Chigwell Parish Councillor and his GP. The Councillor had determined that his interest was non-pecuniary and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1932/17 – 17 Chigwell Rise, Chigwell.

(f) Pursuant to the Council's Code of Member Conduct, Councillor Chambers declared a non-pecuniary interest in the following item of the agenda by virtue of the applicant being a political associate. The Councillor had determined that his interest was non-pecuniary and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1932/17 – 17 Chigwell Rise, Chigwell.

27. ANY OTHER BUSINESS

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

28. 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.

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/0479/17
SITE ADDRESS:	Amar Nivas 146 Hainault Road Chigwell Essex IG7 5DL
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Demolition of existing building and garage and new build three storey residential development comprising of 11 units with on site car parking, cycle storage and refuse store
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=591995

REASON FOR REFUSAL

- 1 By reason of the height and bulk of the proposed building together with the intensity of proposed residential use at the site, the development would amount to an unsympathetic overdevelopment of the site that fails to respect its setting. The proposal would therefore cause significant harm to the character and appearance of the locality, contrary to Local Plan and Alterations policies CP2 (iv), CP3 (v) and DBE1 (i), which are consistent with the National Planning Policy Framework.
- 2 By reason of its height, depth, and siting adjacent to the site boundaries with 126 and 128 Manor Road, the proposed development would appear excessively overbearing when seen from the rear garden areas of those properties, including the proposed garden for flats approved at 126 Manor Road under planning permission EPF/3281/16. As a consequence, the proposal would cause excessive harm to the living conditions of those dwellings, contrary to Local Plan and Alterations policies DBE2 and DBE9, which are consistent with the National Planning Policy Framework
- 3 Notwithstanding the proposals to improve visibility at the existing accesses to the site, by reason of insufficient visibility at the vehicular access and egress points of the development together with the arrangements for accessing the proposed car park for the development and the intensity of residential use at the site, the proposal would create conditions where vehicle movements would be likely to conflict with each other and create an unacceptable degree of hazard to all road users. Consequently, the proposal would cause significant harm to the interests of highway safety and efficiency, contrary to Local Plan and Alterations policy ST4 (ii) and (iii)

Way Forward

A proposal that is significantly less dense, respects the appearance and scale of neighbouring buildings and achieves safe and efficient access arrangements could overcome the objections raised to this proposal.

Report Item No: 2

APPLICATION No:	EPF/1390/17
SITE ADDRESS:	The Lodge Woolston Hall Abridge Road Chigwell Essex IG7 6BX
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Residential infill comprising 12 no. residential dwelling houses with associated off-street parking, garden space and external landscaping
DECISION:	Referred 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=594793

Referred to District Development Management Committee to decide the application having regard to a validated viability assessment for the proposal demonstrating what an appropriate contribution towards affordable housing could be, and Officers recommendation.

Report Item No: 3

APPLICATION No:	EPF/0973/17
SITE ADDRESS:	46 Stradbroke Drive Chigwell Essex IG7 5QZ
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Demolition of house at 46 Stradbroke Drive and the erection of a new building accommodating five flats in accordance with conditions of planning permission EPF/2987/15.
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=593456

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:
FKS_001 FKS_199 FKS_214 FKS_210 FKS_211 FKS_200
FKS_201 FKS_202 FKS_203 FKS_204
Design & Access Statement
- 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 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.

- 5 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.
- 6 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 tools. 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.
- 7 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.

- 8 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.
- 9 Prior to first occupation of the development hereby approved, the proposed window openings in both flank elevations 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.
- 10 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, to include five one day travel vouchers for use with the relevant local public transport operator.
- 11 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.

- 12 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.

Report Item No: 4

APPLICATION No:	EPF/1064/17
SITE ADDRESS:	Braeside Junior School 82 Palmerston Road Buckhurst Hill Essex IG9 5LG
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	New three-storey classroom building and link element with associated alterations, parking and boundary treatments
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=593685

REASON FOR REFUSAL

- 1 By reason of its height, bulk and detailed design, the proposed development would not respect its setting, and would be likely to harm that of adjacent locally listed buildings at 70, 72, 74 and 76 Palmerston Road. Accordingly, the proposal is contrary to Local Plan and Alterations policies CP2 (iv), CP3 (v), CP7, HC13A and DBE1 (i), which are consistent with the National Planning Policy Framework.

Way Forward

Members considered a building of reduced bulk and height together with a more traditional design would be likely to address their objection to the proposal.

In addition, while the consequence for parking stress in the locality is not a reason for refusal, Members are nonetheless concerned about the potential consequence of the proposal for parking stress in the locality and how that might be managed. Members therefore, would expect any subsequent application to include information and proposals addressing those matters.

Report Item No: 5

APPLICATION No:	EPF/1404/17
SITE ADDRESS:	25 Felstead Road Loughton Essex IG10 3BB
PARISH:	Loughton
WARD:	Loughton Roding
DESCRIPTION OF PROPOSAL:	Outline application for new 3 bedroom house adjacent to existing.
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=594814

CONDITIONS

- 1 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the approval of the last of the reserved matters as defined in condition 2 below, whichever is the later.
- 2
 - a) Details of the reserved matters set out below ("the reserved matters") shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:
 - (i) layout;
 - (ii) scale;
 - (iii) appearance;
 - (iv) access; and
 - (v) landscaping.
 - b) The reserved matters shall be carried out as approved.
 - c) Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced.
- 3 No development shall take place until details of foul and surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed 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 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.

- 5 Materials to be used for the external finishes of the proposed development shall match those of the existing dwelling at 25 Felstead Road unless otherwise agreed in writing by the Local Planning Authority.
- 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.
- 7 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.

Report Item No: 6

APPLICATION No:	EPF/1582/17
SITE ADDRESS:	13 Barfields Path Loughton Essex IG10 3JJ
PARISH:	Loughton
WARD:	Loughton Alderton
DESCRIPTION OF PROPOSAL:	Construction of a two storey two bedroomed house. Demolition of garage.
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=595573

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 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 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.

- 5 An assessment of flood risk, focussing on surface water drainage, shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The development shall be carried out and maintained in accordance with the approved details.
- 6 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]
- 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.
- 8 No development shall take place until details of surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 9 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.
- 10 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 F of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 11 Prior to first occupation of the development hereby approved, the proposed window openings in the east flank elevation at first and 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.

Report Item No: 7

APPLICATION No:	EPF/1642/17
SITE ADDRESS:	Greengates 24 Albion Hill Loughton Essex IG10 4RD
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Formation of balcony on existing sun shade on rear elevation
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=595874

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 balcony hereby approved shall not be used until white glass panel indicated at the eastern end of the balcony on drawing numbers 208-DWG-103-10 Rev G, 208-DWG-104-Rf Rev G, 208-DWG-124 Rev G and 208-DWG-126 Rev G has been installed. Thereafter the glazed panel shall be permanently retained in that position unless the Local Planning Authority otherwise agrees in writing.
- 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/1643/17
SITE ADDRESS:	Roman Lodge 64C Russell Road Buckhurst Hill Essex IG9 5QE
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Erection of pitched roof and the creation of one residential unit within roofspace. Erection of front porch.
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=595875

REASON FOR REFUSAL

- 1 By reason of the degree of increase in height of the building that would arise from the proposal, it would be likely to result in the building appearing over-dominant in relation to neighbouring buildings, particularly The Oaks. As a consequence the proposal would detract from the street scene, causing harm to the character and appearance of the locality. Accordingly, the proposal is contrary to Local Plan and Alterations policies CP2 (iv), and DBE1 (i), which are consistent with the National Planning Policy Framework.

Way Forward

Members did not consider there was a way forward.

Report Item No: 9

APPLICATION No:	EPF/1848/17
SITE ADDRESS:	Debden Park High School Willingale Road Loughton Essex IG10 2BQ
PARISH:	Loughton
WARD:	Loughton Broadway
DESCRIPTION OF PROPOSAL:	Retention of 6th form two storey block with external cladding, located to the west side of main building, on a permanent basis (this block was granted temporary permission under EPF/0605/15).
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=596922

CONDITIONS

- 1 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority within 4 months of the date of this decision. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tools. 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.

Report Item No: 10

APPLICATION No:	EPF/1870/17
SITE ADDRESS:	54 Ollards Grove Loughton Essex IG10 4DW
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Proposed erection of a replacement dwelling as a revision to the previous approval ref: EPF/0196/17, with conditions discharged under ref: EPF/1606/17 - the revision being the addition of a single-storey orangery 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=596998

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 hedge along the majority of the front boundary of the site shall be planted at a height of 1metre before the orangery extension hereby approved is first brought into use.
- 3 The development hereby permitted will be completed strictly in accordance with the 4 plans numbered 1608-4C, -5E, -6B, and -7A, and plans numbered A501 Rev R01, A503 Rev RO1, A54 Rev RO1, and A5050 Rev RO1.
- 4 The materials to be used on the external surfaces of the development shall be those previously approved in the Approval of Details application ref EPF/1606/17.

Report Item No: 11

APPLICATION No:	EPF/1895/17
SITE ADDRESS:	2 The Avenue Loughton Essex IG10 4PT
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Two semi detached dwellings to rear of 2 The Avenue.
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=597097

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: 2TALPRL/16/P/001
- 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 first occupation of the development hereby approved, the proposed window openings in the north flank elevation 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 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 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, ground waters 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]
- 7 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, ground waters 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]
- 8 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]

- 9 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.
- 10 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.
- 11 No development shall take place until details of surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 12 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.
- 13 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.

Report Item No: 12

APPLICATION No:	EPF/1916/17
SITE ADDRESS:	Northcote 2 Farm Way Buckhurst Hill Essex IG9 5AH
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Conversion of existing loft into habitable master bedroom with ensuite, including new dormer windows to rear and side elevations
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=597199

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: 13

APPLICATION No:	EPF/1930/17
SITE ADDRESS:	95 Jessel Drive Loughton Essex IG10 2EQ
PARISH:	Loughton
WARD:	Loughton Broadway
DESCRIPTION OF PROPOSAL:	Single storey front extension with flat roof.
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=597241

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: MDP.JD/01 Rev: B and site location plan.
- 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 If any tree, shrub or hedge shown to be retained in accordance with the approved plans and particulars 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.
- 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: 14

APPLICATION No:	EPF/1932/17
SITE ADDRESS:	17 Chigwell Rise Chigwell Essex IG7 6AQ
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Demolish existing house and erect a new house with rooms in the loft.
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=597273

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: C17/06/100; C17/06/101; C17/06/102 A; C17/06/103; C17/06/104 A; C17/06/105
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 first occupation of the development hereby approved, the proposed window opening(s) in the flank elevation(s) 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. 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 of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
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 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.

- 7 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.
- 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: 15

APPLICATION No:	EPF/2091/17
SITE ADDRESS:	34 Gladstone Road Buckhurst Hill Essex IG9 5SW
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	First floor rear extension and new windows and doors to existing rear ground floor 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=597830

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: 16

APPLICATION No:	EPF/2614/16
SITE ADDRESS:	21 Park Hill Loughton Essex IG10 4ES
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Front, side and rear extensions at upper ground floor level including formation of roof terrace on rear extension.
DECISION:	Refuse Permission (Householder)

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=588214

REASON FOR REFUSAL

- 1 By reason of its height and bulk the proposed development would appear excessively overbearing when seen from neighbouring dwellings, especially from 20 Park Hill and the Manse at Loughton Baptist Church. Furthermore, the proposed higher level roof terrace would give rise to excessive additional overlooking of the rear gardens of 20 Park Hill and the Manse at Loughton Baptist Church as well as the rear elevation of the Manse. As a consequence, the proposal is contrary to Local Plan and Alterations policy DBE9, which is consistent with the National Planning Policy Framework.

The application site is situated on the north east side of Park Hill, at the end of the road. Immediately to the south east is Loughton Baptist Church and a recently constructed manse, whose rear garden bounds part of the application site. Land at the application site falls significantly from Park Hill to the rear garden of the application site. Consequently, the ground floor at the front elevation appears as a first floor when seen from the rear garden. Land continues to fall towards the rear gardens of houses rear of the site on Ollards Grove. Neighbouring houses on the north east side of Park Hill have a similar relationship to properties in Ollards Grove. Members were aware the application site has an unusual relationship to adjacent land to the south east. It is at much higher level and has commanding views over that land from a terrace on the roof of a two-storey rear projection at ground and lower ground floor. Adjacent houses on Park Hill are of a similar design with terraces on rear projections. Since land also rises to the north west they are at somewhat higher level.

The Applicant proposes the erection of an extension at upper level over the existing rear and side projections. The extensions would have flat roofs with a terrace on the roof enclosed by a balustrade. The addition to the rear would be set in approximately 1m from the north west facing flank of the existing rear projection and include a privacy screen on the side of the terrace adjacent to 20 Park Hill. The side addition would

square off the front elevation at ground floor. It is also proposed to enlarge the existing porch.

While no objection was raised to the proposed porch enlargement, the remainder of the proposal was found to cause excessive harm that could not be mitigated by any reasonable measure.

The proposed rear and side additions would appear as a flat roofed three-storey rear projection when seen from the rear and south east. The proposed development would add significant bulk to the rear and south east elevation of the house. It would noticeably add to the wall height on the south-east site boundary. Due to the level changes described and the proximity of the development to the south-east boundary, the additional height and bulk added to the house adjacent to the site boundary and on the rear elevation would appear excessively overbearing when seen from both the rear elevation and garden of the manse. The proposed rear addition would also appear unduly overbearing when seen from the rear garden of 20 Park Hill.

Furthermore, and notwithstanding the fact that 20 Park Hill is at somewhat higher level and that the proposed addition to the rear would be set in from the existing flank of no. 21, the proposed rear addition would appear overbearing when seen from the rear terrace of no. 20 due to its proximity and relative height. The overbearing impact in relation to the terrace at 20 Park Hill would be exacerbated by a proposed privacy screen on top of the north west flank of the proposed extension, significantly increasing its appearance of bulk and relative height when seen from the terrace. Members concluded the cumulative impact would be excessively overbearing.

The proposed privacy screen on top of the north west flank of the proposed extension is required to prevent an excessive degree of overlooking of 20 Park Hill from the terrace proposed on the roof of the extension. The screen would adequately safeguard the privacy of the terrace at the rear of no. 20. However, views down to its garden from a commanding height would not be screened, resulting in a loss of privacy within that garden. Longer views toward the rear of properties on Ollards Grove are unlikely to result in a similar excessive loss of privacy. However, the relationship of the proposal to the manse at Loughton Baptist Church would significantly exacerbate existing overlooking of its rear garden and rear elevation by affording a wider field of view from an increased elevated position.

Due to the relationship of the proposal to 20 Park Hill and the manse additional privacy screening on the rear and side of the proposed terrace would be required to safeguard privacy. While that could be secured by condition, such additional privacy screening would serve to increase the degree of overbearing impact on those properties and have a negative impact on the appearance of the proposal. It would also be likely to harm the living conditions of the application property. It is therefore concluded the loss of privacy caused by the proposal could not reasonably be mitigated by conditions.

Having regard to the relationship of the proposal to neighbouring land, particularly 20 Park Hill and the manse at Loughton Baptist Church, Members concluded it would appear excessively overbearing when seen from those properties and result in an excessive loss of privacy to the rear garden of 20 park Hill and both the rear garden and rear elevation of the manse. Members did not consider the degree of harm caused could be mitigated by any reasonable measure. They did not consider there was a way forward for the proposal.