

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 24 January 2018
South

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 9.15 pm
High Street, Epping

Members Present: G Chambers (Chairman), A Patel (Vice-Chairman), R Baldwin, A Beales, S Heap, R Jennings, J Jennings, H Kauffman, J Knapman, A Lion, L Mead, S Neville, C P Pond, C C Pond, C Roberts, D Roberts, B Sandler, D Sunger and D Wixley

Other Councillors:

Apologies: K Chana, L Girling and G Mohindra

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

45. 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.

46. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 20 December 2017 be taken as read and signed by the Chairman as a correct record, subject to Minute Item 44 (9) the decision should read it was "referred to be reviewed by the District Development Management Committee"; and minute item 44 (10) should have a wheel washing condition put in.

47. DECLARATIONS OF INTEREST

- (a) Pursuant to the Council's Code of Member Conduct, Councillors G Chambers, S Neville and S Heap declared a non-pecuniary interest in the following item of the agenda by virtue of the applicant being a fellow parish Councillor. The Councillors had determined that their interest were non-pecuniary and they would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2751/17 – 37 Loughton Way, Buckhurst Hill.

- (b) Pursuant to the Council's Code of Member Conduct, Councillor A Patel declared a non-pecuniary interest in the following item of the agenda by virtue

of the applicant being a fellow Parish Councillor and friend. The Councillor had determined that his interest was non-pecuniary but he would leave the meeting for the consideration of the application and voting thereon:

- EPF/2751/17 – 37 Loughton Way, Buckhurst Hill.

48. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 6 be determined as set out in the attached schedule to these minutes.

49. ANY OTHER BUSINESS

The Committee discussed the recent move they made from Roding Valley High School, Loughton to the Civic Offices in the spring of last year. The Chairman noted that it was initially for security reasons that a move was asked for. The Chairman had agreed to give the Committee, at the start of the new year, a chance to discuss the move and to bring up any issues they would like to talk over.

Councillors made the following points:

- Councillor Lion noted that there was a potential problem in the Council Chamber of people coming into the meeting after the start of the meeting and not knowing where to sit and sitting in the wrong place;
- Councillor Chris Pond said that he did not feel safer here than he did at Loughton and that they had not gained very much in moving here;
- Councillor Beales noted that the general public and registered speakers had been mixed in together at Loughton, which she thought was a benefit. Perhaps they should not be separated here. He noted that the Chamber had an element of security as it was a more formal setting and maybe this acted as a restraint on people;
- Councillor Kaufman noted that they had lost a percentage of public attendance. They had a higher turnout at Loughton;
- Councillor C Roberts noted that it was more comfortable here. He asked that now the Local Plan was nearly finished, had any thought been given to carrying out a risk assessment for future, potentially larger meetings?
- Councillor Knapman noted that this building was not really secure as he had made it to the members room without his security card;
- Councillor Wixley raised concerns about security in the public gallery and that things could be thrown down. Also it was more difficult for people to get to Epping, both for Councillors and members of the public;
- Councillor Neville also noted a trailing off in the attendance of the public. Also he would like a clear separation between the Councillors and the public, as they had at the school;

- Councillor Sunger agreed that the old venue had a lot of the public there, but this new venue had the benefit of a live webcast so people could watch it from home. Also he suggested that maybe people could sign in so that we knew who was in the building;
- Councillor Patel suggested having some sort of separation down the centre of the chamber;
- Councillor Sandler agreed that as this meeting was webcast live, people stayed at home and watched the meeting. The Committee was better off here, it was also easier for the officers and less expensive for the Council as they did not have to take the webcast equipment there;
- Councillor R Jennings said that it had been cold and noisy in the school and it was much better here. As it was a live webcast, could the viewing figures for the webcast be reported to us? Also was it possible to have the public speakers facing the committee on the opposite seats and to somehow move the large TV that was in the way. He also like the fact that the majority of the public was upstairs;
- Councillor Heap said that he had never felt intimidated either her or at Loughton;
- Councillor Wixley commented that they needed the big TV where it was; and
- Councillor C Roberts said that he could not clearly see the image on the large projector screen. That needed improving. The Chairman noted that officers were looking into getting a better projector installed.

The Chairman thanked the Committee for their views and said that he would take their comments back to the next Development Management Chairs and Vice Chairs meeting.

CHAIRMAN

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Report Item No: 1

APPLICATION No:	EPF/2499/17
SITE ADDRESS:	13 -15A Alderton Hill Loughton Essex IG10 3JD
PARISH:	Loughton
WARD:	Loughton Alderton Loughton St Marys
DESCRIPTION OF PROPOSAL:	Demolition of houses at 13, 15 and 15a, Alderton Hill, and the erection of linked blocks of elderly persons apartments, with integrated care facilities (Use Class C2) with supporting amenity facilities, landscaping, 64 car spaces in undercroft parking at the rear and south side of the block, and associated ground works.
DECISION:	Withdrawn from agenda

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=599913

This application was withdrawn from the agenda and consequently was not considered.

Report Item No: 2

APPLICATION No:	EPF/3078/17
SITE ADDRESS:	2 Connaught Avenue Loughton Essex IG10 4DP
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Conversion of existing house (plus previously approved extensions) to 5 flats, together with provision of 5 car spaces at the rear, alterations to boundary enclosures, and provision of amenity space.
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=602316

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:
MA10-2145-100
MA10-2145-101
MA10-2145-200
MA10-2145-201
MA10-2145-202
MA10-2145-200
MA10-2145-250
MA10-2145-205
MA10-2145-203
MA10-2145-102
MA10-2145-204
Open Spaces Tree Protection Plan drawing number OS 1209-16.3 Rev B dated 01/06/2016
Open Spaces drawing numbers OS1209.16.1 Rev B and OS1209.16.2 Rev B dated 05/05/2016
2145-SK01
2145-SK02
Specification for Soft Landscape Works dated May 2016
Arboricultural Impact Assessment dated June 2016

- 3 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.
- 4 The development hereby approved shall not be commenced until details of proposed boundary treatment for the site are submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter permanently retained unless otherwise agreed in writing by the Local Planning Authority.
- 5 Tree protection shall be implemented prior to the commencement of development activities (including demolition) in accordance with the submitted Tree Survey/ Arboricultural Method Statement reports unless the Local Planning Authority gives its prior written approval to any alterations. Tree protection shall be installed as shown on Open Spaces Tree Protection Plan drawing number OS 1209-16.3 Rev B dated 01/06/2016
- 6 Hard and soft landscaping shall be implemented as shown on Open Spaces drawing numbers OS1209.16.1 Rev B and OS1209.16.2 Rev B dated 05/05/2016 and the accompanying planting schedule unless the Local Planning Authority gives its prior written approval to any alterations
- 7 Prior to the first occupation of the development the access arrangements, vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The access, parking and turning areas shall be retained in perpetuity for their intended purpose.
- 8 Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation, per dwelling, of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council.
- 9 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 10 The development hereby approved shall not be commenced until details of proposals to restore, upgrade if necessary, and retain existing windows and external doors of the existing house 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.
- 11 The bottom half of the proposed rear facing gable window and dormer window shall be obscure glazed and permanently maintained as such.

- 12 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 immediately before leaving the site.

Report Item No: 3

APPLICATION No:	EPF/1536/17
SITE ADDRESS:	Albany Stud Farm Epping New Road Buckhurst Hill Essex IG9 5UA
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Redevelopment of site by erection of a single family dwelling house and replacement of stables and stores in association with the established stud farm.
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=595434

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: FPL_ 100, 101, 199_2, 200, 201, 202, 203, 204, 205, 210 and 220
- 3 Prior to the commencement of the development, dusk and dawn surveys for bats undertaken in accordance with guidelines from Natural England shall be submitted to and approved by the Local Planning Authority, accompanied by (should the surveys reveal the presence of bats, or their breeding sites or resting places) an appropriate and proportionate detailed mitigation and compensation strategy written in accordance with any guidelines available from Natural England (or other relevant body). All works required by the said mitigation strategy shall be fully implemented in accordance with the approved strategy, unless otherwise agreed in writing by the Local Planning Authority, and a compliance report by a recognised practitioner shall be submitted prior to first occupation of the dwelling.
- 4 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]

- 5 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]

- 6 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]

- 7 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.

- 8 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.
- 9 No development shall take place until details of levels including internal finished floor level and ground levels of the external areas within 15metres of the building 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 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.
- 11 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.
- 12 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
1. The parking of vehicles of site operatives and visitors
 2. Loading and unloading of plant and materials

3. Storage of plant and materials used in constructing the development
4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
5. Measures to control the emission of dust and dirt during construction,

- 13 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.
- 14 No construction works above ground level shall take place until documentary and photographic details, including samples where required, 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.
- 15 Prior to the commencement of development other than groundworks, details of all walls, fences, gates and other means of enclosure 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 dwelling, unless otherwise agreed by the Local Planning Authority.
- 16 Prior to the commencement of the development, other than groundworks, details of all external lighting within the site shall be submitted to and approved by the Local Planning Authority. All lighting shall thereafter be fully implemented solely in accordance with the agreed details. Any alteration to the agreed details, or additional lighting, shall be subject to further application for approval from the Local Planning Authority prior to such works being undertaken.
- 17 Notwithstanding the requirements of condition 3 above, prior to the commencement of development other than groundworks, details of provisions within the buildings for bat bricks shall be submitted to and approved by the Local Planning Authority. The woks as agreed shall be fully implemented during construction and prior to first occupation of the buildings they are located within.
- 18 Prior to the commencement of the development other than groundworks, details of proposals for the extent of any managed domestic garden to the new dwelling shall be submitted to and approved by the Local Planning Authority. There shall be no subsequent change in the boundaries and extent of the garden area without prior consent from the Local Planning Authority.
- 19 All material excavated from below ground level shall be removed from the site, unless otherwise agreed in writing by the Local Planning Authority.
- 20 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.

- 21 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.
- 22 If any tree, shrub or hedge shown to be retained in the submitted Arboricultural reports is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased during development activities, or 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.
- 23 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 A - E inclusive of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 24 Any external lighting to the menage area shall not be used after 21.00hrs Mondays to Fridays or after 20.00hrs on Saturdays and Sundays.

Report Item No: 4

APPLICATION No:	EPF/2751/17
SITE ADDRESS:	37 Loughton Way Buckhurst Hill Essex IG9 6AS
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Erection of a first floor side and rear extension and loft conversion including 2 Juliet balconies.
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=601016

REASON FOR REFUSAL

- 1 The proposed dormer windows, by virtue of their prominent siting, size and bulk would appear out of scale and poorly related to the size of the existing dwelling resulting in an over-dominant and incongruous feature on the roof. As a consequence, they would harm the appearance of the dwellings' roof and the pattern of roof form within this stretch of Loughton Way, which is also visible from public views within River Road. Furthermore, the proposed first floor rear extension, due to its size, bulk and flat roof design abutting the walls the proposed dormer windows, would appear over-dominant on the rear and side elevation of the dwelling.

For the reasons stated, the proposed dormer windows and first floor rear extension would fail to complement the appearance of the dwelling, causing significant harm to its appearance and the character and appearance of the locality. The proposal is therefore contrary to Chapter 7 of the NPPF and policies CP2 and DBE10 of the Local Plan and Alterations together with policy DM9 of the Submission Version Local Plan 2017.

Way Forward

Members agreed a way forward for the proposal could be as follows: that the dormer within the side extension be omitted, the rear dormer within the main roof be reduced to comply with permitted development standards and the first floor rear extension be omitted. Alternatively, the rear dormer and first floor rear extension may be significantly reduced in size in order to better complement the appearance of the application building and wider row of houses within which it is situated.

Report Item No: 5

APPLICATION No:	EPF/2803/17
SITE ADDRESS:	72 Princes Road Buckhurst Hill Essex IG9 5DZ
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	To erect a first floor rear extension. To extend the existing ground floor by 2m.
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=601238

REASON FOR REFUSAL

- 1 By reason of its bulk, height and siting at higher level in close proximity to the site boundary with 74 Princes Road, the proposed extension would be likely to cause an excessive loss of light to ground floor windows in the flank of 74 Princes Road. As a consequence, the proposal would cause excessive harm to the living conditions of 74 Princes Road, contrary to Local Plan and Alteration Policy DBE9, policy DM9 of the submission version of the Draft Local Plan and the policies of the National Planning Policy Framework.

Amplification of Reason for Refusal

Members had no objection to the proposed enlargement of the existing ground floor extension at 72 Princes Road. Their objection relates to the proposed first floor extension and its consequence for the living conditions of the detached neighbour, 74 Princes Road.

74 Princes Road is a semi-detached house to the east of the application site that has a single-storey extension to the rear elevation. Unusually, its internal arrangement is such that it relies upon a number of windows in its flank elevation for light to habitable rooms. Towards the rear of the original flank elevation at ground floor is a pair of windows separated by a door. The window to the left of the door serves the dining room of the house and the window to the right serves a lounge. They are the only windows serving those rooms.

Members were aware the proposal included the construction of a first floor extension whose western flank would align with the western flank of the original house and existing ground floor extension. As a consequence, the proposal would result in a two-storey flank wall extending 5 metres beyond the original first floor rear elevation of 72 Princes Road, adjacent to the site boundary with 74 Princes Road. The rear elevation of the first floor extension would be set approximately 800mm beyond the ground floor rear elevation of 74 Princes Road. The flank

elevation would have an eaves height of 5 metres and be set 4 metres away from the flank of 74. The ridge height of the first floor extension would be approximately 6.5 metres, but set 3 metres away from the flank.

Given the 4 metre flank to flank separation between the proposed first floor extension and 74 Princes Road, the 5 metre high eaves of the proposed first floor extension would break an imaginary 25 degree line taken from the flank of 74 Princes Road to the eaves of the proposal starting at a height of 2 metres above ground level. The eaves would in fact be set at an angle of 37 degrees above the same point on the flank of 74. Having regard to the Building Research Establishment (BRE) document 'Site Layout Planning for. Daylight and Sunlight: A guide to good practice (BR 209), 2011, that relationship is considered to be highly indicative of a loss of light to windows serving two ground floor rooms at 74 Princes Road. The windows particularly affected are those that serve the dining room and adjacent lounge. As stated above, those rooms are not served by any other windows.

Having regard to the relationship described above and awareness of the BRE guide to good practice, Members concluded the proposed first floor extension would be very likely to cause an excessive loss of light to important habitable rooms of 74 Princes Road and, as a consequence, cause an excessive degree of harm to the living conditions of that dwelling. Members did not consider that the harm could be mitigated by planning conditions. They also did not consider it likely any alternative proposal for a first floor extension larger than that which presently exists at the application site would overcome their objections.

Way Forward

Following consideration Members concluded there is no way forward for the proposal.

Report Item No: 6

APPLICATION No:	EPF/3133/17
SITE ADDRESS:	83 Grange Crescent Chigwell Essex IG7 5JD
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Residential redevelopment to create 2 new 5 bed dwellings
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=602558

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:
2222.1 A
2222.2 A
2222.3 A
2222.4
2222.5
Design and 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 Prior to first occupation of the development hereby approved, the proposed window openings in the northern flank elevations, to the en-suite facilities to bedroom 2, 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 window, roof light or other opening shall be installed in a side elevation above ground floor level 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 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 8 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.
- 9 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.
- 10 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]

- 11 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]
- 12 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]
- 13 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.
- 14 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.

- 15 Both houses hereby permitted shall be constructed with double glazing to the fenestration to the rear elevations. Double glazed window units shall be installed and in place prior to first occupation of either house. The rear windows shall be retained as such unless the prior written consent of the local planning authority is given for any alteration.
- 16 The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for demolition, all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:
- provide details on all structures
 - provide details on the use of tall plant/scaffolding
 - accommodate the location of the existing London Underground structures
 - demonstrate access to elevations of the building adjacent to the property boundary with London Underground can be undertaken without recourse to entering London Underground land
 - demonstrate that there would at no time be any potential security risk to London Underground railway, property or structures
 - accommodate ground movement arising from the construction thereof
 - mitigate the effects of noise and vibration arising from the adjoining operations within the structures
- The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.
- 17 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.