

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 21 February 2018
South

Place: Council Chamber, Civic Offices, **Time:** 7.00 - 9.35 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, H Kauffman, J Knapman, A Lion, L Mead, G Mohindra, S Neville, C P Pond, C C Pond, C Roberts, D Roberts, B Sandler, D Sunger and D Wixley

Other Councillors:

Apologies:

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

50. 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.

51. MINUTES

That the minutes of the meeting of the Sub-Committee held on 24 January 2018 be taken as read and signed by the Chairman as the correct record, subject to minute item 49, third bullet point having mistakenly referred to Councillor A Beales as "he" and not she.

52. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors A Lion, B Sandler, J Knapman, D Sunger and K Chana declared a pecuniary interest in the following item of the agenda by virtue of being Chigwell Parish Councillors. The Councillors had determined that their interest were pecuniary and that they would leave the meeting for the consideration of the application and voting thereon:

- EPF/2662/17 – Chigwell Library, Victory Hall, Chigwell Parish Offices, Chigwell Members Club, Hainault Road, Chigwell.

(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 being related to the neighbour of the application site. 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/1893/17 – 60 Traps Hill, Loughton.
- (c) Pursuant to the Council's Code of Member Conduct, Councillors K Chana and D Sunger declared a non-pecuniary interest in the following item of the agenda by virtue of knowing the objector. The Councillors had determined that their interests were non-pecuniary and that they would remain in the meeting for the consideration of the application and voting thereon:
- EPF/2863/17 – 20 Tomswood Road, Chigwell.
- (d) Pursuant to the Council's Code of Member Conduct, Councillor G Mohindra declared a personal but non-pecuniary interest in the following items of the agenda. 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/1893/17 – 60 Traps Hill, Loughton.
 - EPF/2863/17 – 20 Tomswood Road, Chigwell.
- (e) Pursuant to the Council's Code of Member Conduct, Councillor G Mohindra declared a non-pecuniary interest in the following items of the agenda by virtue of being an Essex County Councillor for that area and the application referring to an Essex Library. 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/2662/17 – Chigwell Library, Victory Hall, Chigwell Parish Offices, Chigwell Members Club, Hainault Road, Chigwell.
- (f) Pursuant to the Council's Code of Member Conduct, Councillor G Mohindra declared a non-pecuniary interest in the following items of the agenda by virtue of being a Cabinet member for Finance and that the District Council was the Landlord of this property. 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/3059/17 – Sir Winston Churchill (now Landmark House).

53. ANY OTHER BUSINESS

1) Councillor J Knapman noting the declaration made by the Chigwell Councillors after having been advised by officers that they may have a financial interest in the Parish Council in application EPF/2662/17, Chigwell Parish Offices; although it was not a personal financial interest for the Councillors. He proposed that this item be deferred to the District Development Management Committee because he did not think it fair that every Chigwell Parish Councillor would have to leave. Also because they knew that the application would be coming here they did not deal with this at all at Parish Level and therefore did not make a submission to go into the report. It was also noted that councillors have not had time to ask for a dispensation from the monitoring officer. Given this, it would be better for a wider District planning Committee to decide the matter.

Councillor Chambers seconded the proposal and it was put to the vote.

AGREED: that EPF/2662/17 – Chigwell Library, Victory Hall, Chigwell Parish Offices, Chigwell Members Club, Hainault Road, Chigwell be referred to the District Development Management Committee.

2) Councillor S Heap spoke in relation to 49 Manor Road, an application that was discussed in January 2017. He noted that the enforcement promised on this site had not happened as there had been no appeal and the officer had decided that there should be no enforcement because of this and partly because it did not say in the refusal that enforcement should take place. The outcome here was that a resident had not been treated fairly and that a decision of this Sub-Committee had not been actioned by officers who thought otherwise. This needed to be addressed.

The Chairman suggested that a report on this be brought back to the next meeting detailing action taken and reasons for them.

The Planning Officer advised the committee that there were now a number of applications relating to this property and suggested that all the applications that needed to come to this Sub-Committee should come together along with a report on the situation so they would be dealing with the whole thing at the same time. However, because of the timescales involved it would be more likely to go to the April Sub-Committee and not the March one.

Councillor Heap also requested a site visit and this was agreed by the Sub-Committee if this was possible.

AGREED:

- (1) That all current applications to do with 49 Manor Road and an explanatory report be brought to the April meeting of this Sub-Committee; and
- (2) That a site visit be arranged.

3) The Chairman noted that a letter had been sent to officers querying the ability of the Loughton Residents Association (LRA) to assess an application due to the fact that they had already put in an objection to that application (EPF/1893/17).

The Chairman then read out the following statement made by the LRA in answer to this question:

“There is a longstanding protocol between EFDC and the Loughton Residents Association. The LRA has set up a Plans Group, which does not include any councillor. The LRA Planning Group comments on such applications as it considers necessary. No councillor is involved in drawing up those comments, nor even sees them before submission to EFDC. Councillors elected under the LRA banner in any case sit as independents, and each makes up his or her mind on all planning (or other) issues on the merits of the case.”

54. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 11 be determined as set out in the attached schedule to these minutes.

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/2662/17
SITE ADDRESS:	Chigwell Library, Victory Hall, Chigwell Parish Offices Chigwell Members Club Hainault Road Chigwell Essex IG7 6QX
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Outline application (All Matters Reserved) for the demolition of existing Victory Hall, Chigwell Members Club and Library. Construction of relocated Parish Offices, multi use (Victory Hall) hall, Chigwell Members Club and Public Library.
DECISION:	Deferred to District Development Management Committee

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=600594

This application was deferred to District Development Management Committee

Report Item No: 2

APPLICATION No:	EPF/1893/17
SITE ADDRESS:	60 Traps Hill Loughton Essex IG10 1TD
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	The demolition of an existing 2-3 storey detached house and the development of a new 2-3 storey building consisting of 7 flats (2 x 1 bed, 5 x 3 bed) and including 9 no. car parking spaces, cycle stores and bin stores.
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=597095

REASONS FOR REFUSAL

- 1 By reason of its bulk, height and depth the proposed building would appear excessively bulky within its context and overbearing in relation to both 58 Traps Hill and the open land to the south-east. As a consequence, it would appear incongruous in the locality, causing significant harm to its character and appearance. Accordingly, the proposal is contrary to Local Plan and Alterations policies CP2(iv) and DBE1, and to Draft Local Plan (Submission Version 2017) policy DM9, all of which are consistent with the NPPF.
- 2 By reason of its height, depth and siting adjacent to the site boundary with 58 Traps Hill, the proposed development would appear excessively overbearing when seen from its rear elevation and rear garden. As a consequence, the proposal would cause significant harm to outlook from 58 Traps Hill, amounting to an excessive degree of harm to its living conditions. Accordingly, the proposal is contrary to Local Plan and Alterations policy DBE9, and to Draft Local Plan (Submission Version 2017) policy DM9, both of which are consistent with the NPPF.
- 3 The application site is not in a location that is highly accessible, with no footway on the adjacent part of Traps Hill. Within this context, the failure of the proposal to provide off-street parking provision in accordance with the minimum standards set out in the Essex County Council Vehicle Parking Standards 2009, the proposal would be likely to result in an unsustainable demand for on-street parking in the locality that would cause harm to its character and appearance, contrary to Local Plan and Alterations policies CP2(iv) and ST6, and to Draft Local Plan (Submission Version 2017) policy T1 F(iv), all of which are consistent with the NPPF.

Report Item No: 3

APPLICATION No:	EPF/3438/17
SITE ADDRESS:	160 Manor Road Chigwell Essex IG7 5PX
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Change to consented application EPF/0385/17. Building slightly extended and internal layouts change to allow for 9 flats. Rear extension at basement level. Compliant parking. Updated landscape.
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=603656

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:
CB/17/12, site location plan/existing block plan
NMEF/14/20, existing ground floor plan
NMEF/14/21, existing first floor plan
NMEF/14/22, existing elevations
CB/17/08, street scene
CB/17/10, proposed block plan
CB/17/10A, landscaping plan and section
CB/17/01, lower ground floor
CB/17/02, ground floor
CB/17/03, first floor
CB/17/04, second floor
CB/17/05, front and rear elevations
CB/17/06, side elevation to Millbrook
CB/17/07, side elevation to 158
CB/17/09A, section
CB/17/09B, section
Computer generated image of front elevation received 2 February 2018
Design & Access Statement

- 3 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.
- 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 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.
- 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 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.

- 8 Access to the rearmost 5m of the built form, the flat roof over the rearmost 5m of the lower ground floor as hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a seating area, roof garden, terrace, patio or similar amenity area.
- 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 Prior to first occupation of the development, the developer shall be responsible for the provision - per dwelling - and implementation of a Residential Travel Information Pack for sustainable transport, approved by the local planning authority.
- 11 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 12 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.
- 13 Prior to demolition of the existing bungalow on the site, full written details of a permeable surface to the parking area outside the building shall be submitted to and approved in writing by the local planning authority. Such surface treatment as approved shall be implemented concurrently with the construction of the flats hereby approved and made available for use prior to first occupation of any flat hereby approved and be retained thereafter.

Report Item No: 4

APPLICATION No:	EPF/3397/17
SITE ADDRESS:	2 Glenside Chigwell Essex IG7 5RE
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Application for variation of condition 2 'plan numbers' on planning application EPF/3036/16 (Demolition of an existing 3 bed/2 storey home and construction of a 6 bed/4 storey (including basement) house).
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=603475

- 1 The development hereby permitted must be begun not later than 1 February 2020.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 4.9 A, 4.8 A, 4.7 A, 4.6 A, 4.5 A, 4.4 A, 4.3 A, 4.2A, 4.2 A, 4.10 A
- 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 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.
- 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 A and E of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 6 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.

- 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 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.

- 9 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.

- 10 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.

- 11 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, including wheel washing.
 6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
- 12 No trenches, foundations or pipe runs for services and drains required to service the development shall be installed within the root protection areas of the two oaks (T5 and T6 of the submitted tree report) unless the Local Planning Authority gives its prior written approval.
- 13 No levels changes shall be undertaken within the root protection areas of the two oaks (T5 and T6 of the submitted tree report) unless the Local Planning Authority gives its prior written approval.
- 14 Prior to the commencement of the development hereby approved, and notwithstanding the details shown on the submitted drawings, further details of the outbuilding proposed in the rear garden, including floor plans and elevation drawings, shall be submitted to and approved in writing by the Local Planning Authority. The outbuilding shall be constructed in accordance with the approved details and shall not subsequently be enlarged without the written approval of the Local Planning Authority.
- 15 No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 16 Prior to the commencement of the development a detailed land drainage assessment of the impact of the proposal, particularly its basement, shall be submitted to and approved by the Local Planning Authority in writing. The assessment shall include details of proposals to mitigate any drainage and localised flooding consequence of the development. The approved mitigation proposals shall be carried out in accordance with the approved details and completed prior to the first occupation of the development.

Report Item No: 5

APPLICATION No:	EPF/2954/17
SITE ADDRESS:	17 Tomswood Road Chigwell Essex IG7 5QP
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Demolish the existing house and erect new 2 storey house with rooms in the loft and front and rear dormers with sloping windows to the sides
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=601877

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: C17/01/NH01, C17/01/NH02, C17/01/NH03, C17/01/NH04, C17/01/NH05, C17/01/NH06, C17/01/NH07, C17/01/NH08, C17/01/NH09
- 3 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.
- 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 tree protection, methodology for construction adjacent to trees and Arb site supervision shall be undertaken in accordance with the submitted Tree Survey/Arboricultural Method Statement unless the Local Planning Authority gives its prior written approval to any alterations. Tree protection shall be implemented as shown on Moore Partners Ltd, Tree Constraints and Protection Plan dated 7th December 2017 (drawing number CDS/TOM/01).
- 6 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed. The installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 7 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 6

APPLICATION No:	EPF/3059/17
SITE ADDRESS:	Sir Winston Churchill (Now Landmark House) The Broadway Loughton Essex IG10 3SP
PARISH:	Loughton
WARD:	Loughton Broadway
DESCRIPTION OF PROPOSAL:	Variation of condition 10 'Hours of Use' on planning application EPF/2163/13 to be altered to 'The commercial uses hereby permitted shall not be open to customers/members outside the hours of 0730 to 2300 on Monday to Thursday, 0730 to 0000 (midnight) on Fridays and Saturdays and 0900 to 2300 on Sundays apart from the permitted Class A1 unit which shall not be open to customers/members outside the hours of 0700 to 2300 on Monday to Thursday, 0700 to 0000 (midnight) on Fridays and Saturdays and 0700 to 2300 on Sundays.(Demolition of Public House and garages and replacement with construction of a mixed use development, comprising retail and food and drink units (within classes A1, A3 and A4) at ground floor level and 64 residential units at upper floor levels (first to sixth floors), together with 64 car parking spaces, service yard, access and car parking)
DECISION:	Split Decision

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=602254

Permission Granted to vary condition Monday to Sunday

Permission Refused to vary condition in relation to Sunday opening.

Condition 10 therefore varied as follows:

The commercial uses hereby permitted shall not be open to customers/members outside the hours of 07:30 to 23:00 on Monday to Thursday, 07:30 to 00:00 (midnight) on Fridays and Saturdays and 09:00 to 23:00 on Sundays apart from the permitted Class A1 unit which shall not be open to customers/members outside the hours of 07:00 to 23:00 on Monday to Thursday, 07:00 to 00:00 (midnight) on Fridays and Saturdays and 09:00 to 23:00 on Sundays.(Demolition of Public House and garages and replacement with construction of a mixed use development, comprising retail and food and drink units (within classes A1, A3 and A4) at ground floor level and 64 residential units at upper floor levels (first to sixth floors), together with 64 car parking spaces, service yard, access and car parking)

All other conditions as below

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 Notwithstanding any indication to the contrary on the application documentation, this permission shall relate solely to the ground floor to the east of the front entrance leading to the flats, facing The Broadway rather than Rectory Lane. Notwithstanding the Town and Country Planning (General Permitted Development) (England) Order 2015, such premises shall be used solely for a retail use, a use within the definition of a Class A1 use within the Town and Country Planning (Use Classes) Order 1987 and for no other purpose without the prior written consent of the local planning authority.
- 3 Prior to first use of the premises as defined by condition 2, details of the proposed shop front shall be submitted to the local planning authority for approval in writing. The development shall proceed in accordance with the agreed details.
- 4 No external lighting shall be erected within the car park areas without the prior written approval of the local planning authority.
- 5 The window openings in the section of the north west elevation referred to as Elevation 'G' on plan no. 2489 PL13C and the north east elevation referred to as Elevation 'E' on plan no. 2489 PL12C to planning permission EPF/2163/13 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.

REASON FOR REFUSAL

- 1 Opening before 09:00 on Sundays would be likely to cause an excessive degree of noise and disturbance to the occupants of flats immediately above and adjacent to the shop premises at a time when background noise and activity is low and the flats are likely to be occupied by people seeking to rest. Having regard to the context described it is concluded the degree of noise and disturbance arising from the shop operating before 09:00 on a Sunday would be likely to cause significant harm to the living conditions of those flats, contrary to Local Plan and Alterations policy DBE9 and Submission Version of the Local Plan policy DM9H(iv), both of which are consistent with the NPPF.

Report Item No: 7

APPLICATION No:	EPF/3005/17
SITE ADDRESS:	7 Briar Close Buckhurst Hill Essex IG9 5EF
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Two storey side/rear extension, staircase and rear basement.
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=602053

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: 1605/ 03 revPL2, 04 rev PL2, 05 PL2, 06 PL2, 07 PL2, 08 PL2, 09 PL2 and 10 PL2
- 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 Side windows above ground floor as indicated on the approved plans shall be finished in obscure glazing and fitted with opening restrictors and shall be permanently retained in that form. No further side windows shall be installed above ground floor level in any side elevation of the extensions hereby permitted without prior consent through a planning application from the Local Planning Authority.
- 5 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 6 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed. The installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.

Report Item No: 8

APPLICATION No:	EPF/3336/17
SITE ADDRESS:	6 The Rise Roding View Buckhurst Hill Essex IG9 6AG
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	New outbuilding.
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=603278

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 3 The proposed development shall only be used as ancillary accommodation for the existing dwellinghouse and shall not be occupied as a unit separately from the dwelling known as 6 The Rise, off Roding View, Buckhurst Hill IG9 6AG.

Report Item No: 9

APPLICATION No:	EPF/2863/17
SITE ADDRESS:	20 Tomswood Road Chigwell Essex IG7 5QS
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Single storey rear extension linking house and outbuilding.
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=601520

REASONS FOR REFUSAL

- 1 By reason of its cumulative impact, linking the extended house to a large outbuilding situated on the site boundary with 18 Tomswood Road, the proposed extension result in a disproportionate enlargement to the house that fails to complement its appearance and would cause an excessive loss of light to the side facing windows of a single-storey rear extension to 18 Tomswood Road, to the detriment of its living conditions. Accordingly, the proposal is contrary to Local Plan and Alterations policies DBE9 and DBE10, and to Draft Local Plan (Submission Version 2017) policy DM9, all of which are consistent with the NPPF.

Members gave significant weight to the importance of flank elevation windows in the rear extension to 18 Tomswood Road since the rear elevation windows serving the same room in the extension are relatively small and somewhat affected by the bulk of the extensive outbuilding constructed adjacent to the common boundary at the application site. Members concluded the proposal would have a far greater impact on light to the flank windows than fencing on the boundary of the application site with 18 Tomswood Road and that the cumulative impact of the outbuilding together with the proposed extension would be likely to cause an excessive loss of light to the rear extension to 18 Tomswood Road, particularly to its flank windows.

Members were also aware that a further consequence of the proposal is to link the outbuilding to the significantly enlarged house at 20 Tomswood Road, resulting in an overlarge and unsympathetic single-storey rear extension to that house. The size of the overall enlargement would fail to complement the appearance of the house.

Members did not consider the proposal could be reasonably modified to overcome their objections and therefore concluded there is no way forward for the proposal.

Report Item No: 10

APPLICATION No:	EPF/3314/17
SITE ADDRESS:	13 Pyrles Green Loughton Essex IG10 2NP
PARISH:	Loughton
WARD:	Loughton Fairmead
DESCRIPTION OF PROPOSAL:	Single storey front and rear extensions.
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=603178

CONDITIONS

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

Report Item No: 11

APPLICATION No:	EPF/3036/17
SITE ADDRESS:	1 Woodbury Hill Loughton Essex IG10 1JB
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Removal of further sections of roof above ground floor addition at the rear, and raising of the roof of part of ground floor back addition - representing revisions to previously approved scheme ref EPF/2629/17
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=602179

REASONS FOR REFUSAL

- 1 By reason of their bulk, design and prominence when seen from the highway, the proposed alterations to the existing rear extensions result in a form of development that appears incongruous within the street scene and consequently fails to preserve the Character and appearance of the York Hill Conservation Area. Accordingly, the proposal is contrary to Local Plan and Alterations policies CP2 (iv), HC7 and DBE10 (i), and to Draft Local Plan (Submission Version 2017) policy DM7 A and DM9, all of which are consistent with the NPPF.

Members agreed with the views of the Council's Conservation Officer. In relation to the specific proposal, they agreed that the original low level eaves of the rear projection resulted in a distinctive catslide roof form, giving the relatively modern building added charm and softening the visual impact of its flank elevation on the street-scene. Members were aware the visual sensitivity of the immediate locality arising is increased by the fact of land falling steeply towards the south, and they had regard to the prominence of the east facing side elevation of the house. Members considered the raising of the roof and the associated removal of sections of mono pitched roof above the extension has resulted in the addition having an uncharacteristically bulky appearance with a large amount of flat roof. They agreed with the view of the Conservation Officer that the roof form that is highly uncharacteristic of the York Hill Conservation Area and expressed deep concern about the cumulative impact of that aspect of the development's design and the visual impact of its considerable bulk. Members concluded that, having regard to the visibility of the flank and part of the rear elevation, its uncharacteristic flat roofed design and considerable bulk, the development fails to preserve the character and appearance of the York Hill Conservation Area. Members could not offer a way forward for the development.

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