

## **EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Planning Sub-Committee **Date:** 25 November 2015  
South

**Place:** Roding Valley High School, Brook **Time:** 7.30 - 11.45 pm  
Road, Loughton, Essex IG10 3JA

**Members Present:** N Wright (Chairman), K Angold-Stephens, R Jennings, H Kauffman, J Knapman, A Lion, H Mann, L Mead, G Mohindra, A Patel, C P Pond, C C Pond, C Roberts, B Sandler, S Watson, S Weston and D Wixley

**Other Councillors:**

**Apologies:** J Hart, G Chambers, K Chana, T Thomas and L Wagland

**Officers Present:** S Solon (Principal Planning Officer), A Hall (Director of Communities), R Hellier (Aboriculturual Officer), J Leither (Democratic Services Officer), A Hendry (Senior Democratic Services Officer) and T Carne (Public Relations and Marketing Officer)

### **36. 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.

### **37. MINUTES**

#### **RESOLVED:**

That the minutes of the last meeting of the Sub-Committee held on 28 October 2015 be agreed and signed by the Chairman as a correct record.

### **38. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Conduct, Councillor A Patel declared a pecuniary interest in the following item of the agenda. The Councillor advised that he would leave the meeting for the duration of the discussion and voting thereon:

- EPF/1957/15 – Forest Place, Roebuck Lane, Buckhurst Hill, Essex IG9 5QL

(b) Pursuant to the Council's Code of Conduct, Councillor S Watson declared a non pecuniary interest in the following item of the agenda. The Councillor advised that her interest was prejudicial and she would leave the meeting for the duration of the discussion and voting thereon:

- EPF/1957/15 – Forest Place, Roebuck Lane, Buckhurst Hill, Essex IG9 5QL

(c) Pursuant to the Council's Code of Conduct, Councillor G Mohindra declared a non pecuniary interest in the following item of the agenda by virtue of being Chairman of the local Conservative Party. Mr J Patel, the applicant, had been a donor to the Conservative Party. The Councillor advised that he would remain in the meeting for the duration of the discussion on the item and voting thereon:

- EPF/1957/15 – Forest Place, Roebuck Lane, Buckhurst Hill, Essex IG9 5QL

#### **39. ANY OTHER BUSINESS**

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

#### **40. DEVELOPMENT CONTROL**

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

##### **RESOLVED:**

That the planning applications numbered 1 – 12 be determined as set out in the attached schedule to these minutes.

#### **41. PROBITY IN PLANNING - APPEAL DECISIONS**

The Sub-committee noted that in compliance with the recommendation of the District Auditor, this report advised the decision-making sub-committees of the results of all successful allowed appeals (i.e. particularly those refused by committee contrary to officer recommendation).

The purpose was to inform the sub-committee of the consequences of their decisions in this respect and, in cases where the refusal was found to be unsupportable on planning grounds, that an award of costs could be made against the Council.

Over the six-month period between 1 March 2015 and 30 September 2015, the Council received 39 decisions on appeals (32 of which were planning related appeals, the other 7 were enforcement related).

Out of the planning appeals that arose from decisions of this sub-committee to refuse contrary to the recommendation put to them by officers during the 6-month period, the Council was not successful in sustaining this sub-committee's objection in four cases. However, there were two cases where the sub-committee's reversal of an officers decision was successful and the appeals were dismissed.

##### **RESOLVED:**

That the Planning Appeal Decisions for the period of 1<sup>st</sup> March to 30<sup>th</sup> September 2015 be noted.

#### **42. EXCLUSION OF PUBLIC AND PRESS**

The Sub-Committee noted that there were no items of business on the agenda that necessitated the exclusion of the public and press from the meeting.

**CHAIRMAN**

**Report Item No:1**

<b>APPLICATION No:</b>	EPF/2405/15
<b>SITE ADDRESS:</b>	18A York Hill Loughton Essex IG10 1RL
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing garden shed and proposed new single storey side extension.
<b>DECISION:</b>	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=579317](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=579317)

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

**Report Item No:2**

<b>APPLICATION No:</b>	EPF/2454/15
<b>SITE ADDRESS:</b>	Queens House Clinic Queens Road Buckhurst Hill Essex IG9 5BX
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	Lime tree felling. TPO/EPF/24/98
<b>DECISION:</b>	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=579405](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=579405)

**REASON FOR REFUSAL**

- 1 It has not been demonstrated that the need to fell the tree is justified for landscape reasons and although it is recognised that the issues associated with the tree are inconvenient these alone are not sufficient to justify the significant loss of its visual and other amenity. The proposal is therefore contrary to policy LL9 of the Council's Adopted Local Plan and Alterations..

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1891/15
<b>SITE ADDRESS:</b>	The Paddock Grove Lane Chigwell Essex IG7 6JF
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Row
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing stables and warehouse and erection of 8 dwelling houses and associated landscaping.
<b>DECISION:</b>	Deferred

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=578093](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=578093)

Members decided to defer this application in order that the issue of affordable housing can be further assessed having regards to the Applicants offer to make a financial contribution towards off-site provision on the day of the sub-committee meeting. Members also deferred the application in order to secure firm proposals for dealing with the open space component of the proposal, which could then be assessed.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/1957/15
<b>SITE ADDRESS:</b>	Forest Place Roebuck Lane Buckhurst Hill Essex IG9 5QL
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of 2 storey building fronting Roebuck Lane, single storey detached building and detached house adjoining boundary with Linders Field Nature Reserve. Redevelopment comprising a 2.5, 3 and 4 storey development with basement to create 165 total care units with ancillary medical and recreational facilities and single storey courtyard development. Creation of 57 parking spaces including two level car parking for 40 vehicles in north eastern corner of site and 17 spaces within redesigned frontage area adjacent to Roebuck Lane.
<b>DECISION:</b>	Grant Permission (Subject to Legal Agreement)

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=578219](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=578219)

**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: FHY\_02, 8619/T/01 REV A, TCP1\_FP\_15, FHY\_106 rev A, FHY\_107 rev A, FHY\_108 rev A, FHY\_109 rev A, FHY\_203 rev A, FHY\_204 rev A, FHY\_205 rev A, FHY\_206 rev A, FHY\_207 rev A, FHY\_208 rev A, FHY\_209 rev A, FHY\_210 rev A, FHY\_211 rev A, FHY\_212 rev A, FHY\_213 rev A, FHY\_214 rev A, FHY\_215 rev A, FHY\_216 rev A and 212
- 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 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 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, 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.
- 11 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to 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.
- 12 Prior to the first occupation of the development the access arrangements shall be fully implemented, as shown in principle on drawing no.FHY\_213 Rev A, and shall include the full reinstatement of the existing layby to a footway and the removal and

reinstatement of the redundant vehicular access.

- 13 Prior to the first occupation of the development the vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The parking and turning areas shall be retained in perpetuity for their intended purpose.
- 14 There shall be no discharge of surface water onto the highway.
- 15 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.
- 16 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.

**Subject to the completion, within 4 months, of an agreement under S106 of the Town and Country Planning Act 1990 in respect of a contribution of £3000 towards monitoring the implementation of a Travel Plan to be submitted and approved in writing by the Local Planning Authority prior to the occupation of the development and a contribution of £41,634 towards education in Buckhurst Hill West ward for early years and child care provisions.**

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/1973/15
<b>SITE ADDRESS:</b>	51 High Road Loughton Essex IG10 4JE
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing house and construction of eight residential flats with associated car parking spaces, amenity space and refuse collection area.
<b>DECISION:</b>	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=578293](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=578293)

**Reason for Refusal**

1. By reason of the extent of site coverage and proximity of built form to site boundaries together with its height, the scale and massing of proposed development is such that it would amount to an uncharacteristically intensive development of land within the locality that appears excessively cramped within the site. Consequently it would appear as a poor contrast to the prevailing pattern of development in the locality at a prominent corner location. The poor contrast would be emphasised by the potential loss of trees at neighbouring land and very limited opportunity for landscaping due to the spread of built form. The proposed development would therefore cause significant harm to the character and appearance of the locality, contrary to Local Plan and Alterations policies CP2 (iv), CP7, DBE1 (i) LL10 and LL11, which are consistent with the policies of the National Planning Policy Framework.
2. By reason of the lack of provision of private amenity space for the occupants of the proposed flats, the proposal would result in the creation of dwellings with unacceptably poor living conditions contrary to Local Plan and alterations policy DBE8, which is consistent with the policies of the National Planning Policy Framework.
3. By reason of its height, length and massing adjacent to the site boundary with 53 High Road, the proposed development would have an excessively overbearing relationship to it impacting on light and outlook from it. Furthermore, the relationship of proposed balconies to neighbouring properties is such that the proposal would be likely to result in an increase in overlooking of neighbouring gardens, particularly that of no. 53 High Road resulting in a material loss of privacy for that property and a perception of a loss of privacy for the occupants of other neighbouring properties. The cumulative impact would be excessively harmful to the living conditions of 53 High Road, contrary Local Plan and Alterations policies DBE2 and DBE9, which are consistent with the policies of the National Planning Policy Framework.

4. By reason of an inadequate provision of off-street car parking that is significantly less than the minimum amount specified in the Essex County Council 'Parking Standards: Design and Good Practice Guide' 2009 the proposed development it is likely to exacerbate parking stress on streets adjacent to the site, particularly Spring Grove. The increase in parking stress would be harmful to the amenities enjoyed by local residents. The proposal is therefore contrary to Local Plan and Alterations Policy ST6, which is consistent with the policies of the National Planning Policy Framework.
5. The Council considers the existing building at the application site to be a non-designated heritage asset, the loss of which would of itself be harmful to the character and appearance of the locality. It therefore considers its loss can only be justified if it is replaced by a development that is of high quality design. Having regard to the first, second, third and fourth reasons for refusal it is clear the design of the proposal is not of sufficient quality to justify the loss of the existing building. Its loss would only serve to exacerbate the harm caused by the development to the character and appearance of the locality. The loss of the non-designated heritage asset is therefore contrary to Local Plan and Alterations policies CP2 (iv) and CP7, which are consistent with the National Planning Policy Framework

*Way Forward:*

Members considered an alternative development that incorporated the existing house and had the appearance of a single dwellinghouse would be likely to overcome their objections.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/1997/15
<b>SITE ADDRESS:</b>	Bridge House Roding Road Loughton Essex IG10 3ED
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Roding
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing house and erection of 3 two bedroom and 3 one bedroom flats in three storey block
<b>DECISION:</b>	Deferred

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

[http://planpub.eppingforestdc.gov.uk/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=578335](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=578335)

Members decided to defer the application in order that officers can assess a Sequential Test submitted to Members prior to the meeting.

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/2111/15
<b>SITE ADDRESS:</b>	257 Chester Road Loughton Essex IG10 2LW
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Broadway
<b>DESCRIPTION OF PROPOSAL:</b>	Subdivision of site and proposed 1 no. 1 bed dwellinghouse with parking and garden area.
<b>DECISION:</b>	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=578553](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=578553)

**Reason for Refusal**

1. By reason of its narrow frontage, extent of site coverage, limited private amenity space and the extent of hard surfacing of the front garden area the proposed development would appear excessively cramped within the site. Furthermore, the single-storey rear/side projection would appear incongruous. As a consequence the built form would not complement the appearance of the existing building and the development as a whole would appear as a poor contrast to the prevailing pattern of development in the locality at a prominent corner location. The proposed development would therefore cause significant harm to the character and appearance of the locality, contrary to Local Plan and Alterations policies CP2 (iv), CP7 and DBE1, which are consistent with the policies of the National Planning Policy Framework.
2. By reason of the lack of provision of usable private amenity space for the occupants of the proposed house, the proposal would result in the creation of a dwelling with unacceptably poor living conditions contrary to Local Plan and alterations policy DBE8, which is consistent with the policies of the National Planning Policy Framework.

*Way Forward:*

Members considered it unlikely that a house could be accommodated on the site due to its small size and therefore concluded there does not appear to be any way forward for a proposed house. They commented that they would be unlikely to object to a sensitively designed two-storey side addition as an enlargement of the existing house.

**Report Item No: 8**

<b>APPLICATION No:</b>	EPF/2198/15
<b>SITE ADDRESS:</b>	Dragons Nursery Road Loughton Essex IG10 4DZ
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed new dwelling on the site of previous tennis court.
<b>DECISION:</b>	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=578815](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=578815)

Members decided to refer this application to the District Development Management Committee with no recommendation from the sub-committee.

**Report Item No: 9**

<b>APPLICATION No:</b>	EPF/2434/15
<b>SITE ADDRESS:</b>	4 Hampton Mead Loughton Essex IG10 1TX
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey side and single storey front, rear and side extensions.
<b>DECISION:</b>	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=579375](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=579375)

**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 extension shall match those of the existing house, unless otherwise agreed in writing by the Local Planning Authority.
- 3 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 4 Prior to first occupation of the development hereby approved, the proposed window openings at first floor level in the southern flank elevation, to the walk in wardrobe and the en-suite facilities to the bedroom, together with the proposed bedroom window in the eastern 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 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

**Report Item No: 10**

<b>APPLICATION No:</b>	EPF/2580/15
<b>SITE ADDRESS:</b>	Land close to junction of Westall Road and Burney Drive Loughton Essex IG10 2HX
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Fairmead
<b>DESCRIPTION OF PROPOSAL:</b>	Prior notification for a telecommunications installation comprising the erection of 13.5m high dual stack monopole supporting 6 no. shrouded antennas, a 0.3m dish, 2 no. equipment cabinets and ancillary development (Revised proposal to previously refused EPF/0386/11 - it is now not proposed to erect the installation on the pavement - it is now proposed 6.5m to the rear of the pavement in a grassland area).
<b>DECISION:</b>	Prior Approval Required and Refused

**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=579821](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=579821)

**Reasons**

1. By reason of their siting and appearance, the proposed mast and equipment cabinets would appear incongruous within their setting, to the detriment of the character and appearance of parkland bounded by Burney Drive and Etheridge Road. The proposal is therefore harmful to the visual amenities of the locality, contrary to Local Plan and Alterations Policy U5, Which is consistent with the National Planning Policy Framework.

*Way Forward:*

Members did not consider there is likely to be a way forward at or adjacent to the application site.

**Report Item No: 11**

<b>APPLICATION No:</b>	EPF/2633/15
<b>SITE ADDRESS:</b>	Railway embankment lane, to immediate south west of underground line bridge over Buckhurst Way Buckhurst Hill Essex IG9 6JA
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill East
<b>DESCRIPTION OF PROPOSAL:</b>	Prior notification for proposed telecommunications installation of a 14.4m high monopole supporting 6 no. antennas on a slimline headframe, 4 no. associated cabinets and development ancillary thereto.
<b>DECISION:</b>	Prior Approval Required and Granted (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=579979](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=579979)

**CONDITIONS**

1. 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.



**Report Item No:12**

<b>APPLICATION No:</b>	EPF/1862/15
<b>SITE ADDRESS:</b>	Chigwell Grange High Road Chigwell Essex IG7 6DP
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>DESCRIPTION OF PROPOSAL:</b>	Development of Chigwell Grange to provide 43 residential units (excluding 4 houses already built in accordance with previous planning permission EPF/2430/07) with associated landscaping and parking details.
<b>DECISION:</b>	Grant permission (Subject to Legal Agreement

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

[http://planpub.eppingforestdc.gov.uk/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=578020](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=578020)

**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: C164 P01, C164 P03, C164 P04, C164 P05, C164 P07, C164 P10, C164 P11, C164 P12, C164 P13, C164 P14, C164 P15, C164 P16, C164 P17, C164 P18, C164 P20, C164 P21, C164 P22, C164 P23, C164 P24, C164 P25, C164 P26, C164 P28, C164 P30, C164 P32, C164 P34, C164 P36, C164 P38, C164 P45, 1008 A3 01, 1008 A3 02, 1008 A3 03, 1008 A3 04, 1008 A3 05, 1008 A3 06, 1008 A3 07, 1008 A3 08 and 1008 A3 09.
3. 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]
4. 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.

5. 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.
6. No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
7. The details of the submitted Liz Lake Associates hard and soft landscape works, including details of boundary treatment shall be carried out as approved, unless otherwise agreed in writing by the Local Planning Authority. Soft landscaping shall be completed by the end of the first planting season following the substantial completion of the development hereby approved. 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.
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.
9. 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.
10. No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
  11. The development hereby approved shall be carried out in accordance with the recommendations of Greengage in section 6.0 of their submitted phase 1 habitat survey, section 6.0 of their submitted reptile survey and section 5 of their submitted bat survey and all recommendations of Herpetologic in section 7 of their submitted Amphibian survey.
  12. Prior to first occupation of the development hereby approved, the proposed upper level front elevation window openings of the house at plot 43 serving a landing, bathroom and en-suite bathroom 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.

**Subject to the completion within 4 months, of an agreement under Section 106 of the Town and Country Planning Act 1990 in respect of the following financial contributions:**

***Non-Affordable Housing contribution:***

(a)	<b>Access way commuted sum</b>	<b>£104,376.96</b>
(b)	<b>Open space commuted sum</b>	<b>£395,141.22</b>
(c)	<b>Plant defect sum</b>	<b>£13,419.89</b>
(d)	<b>Sports pavilion and interpretation Centre (maintenance)</b>	<b>£898,901.29</b>
(e)	<b>Chigwell Bus Contribution</b>	<b>£100,000.00</b>

***Affordable Housing contribution:***

- (f) **£440,344.70 on implementation of the planning permission, in lieu of the provision of on-site affordable housing; and**
- (g) **A Deferred Contribution of up to £779,655.30 prior to occupation of the last 3 dwellings, subject to a further Review Viability Appraisal being undertaken on an “open book basis” (prior to the last 3 dwellings being occupied), comprising all the actual costs and sales income for the development, to assess any additional surplus available to pay the Deferred Contribution - with the Deferred Contribution calculated on the basis that, if the surplus is more than £540,344.70, it shall be a sum equivalent to 50% of the surplus above this figure.**

**If the Chigwell Bus contribution is not spent by 1 January 2018, it shall be diverted to the provision of affordable housing in the District.**

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