

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 21 September 2016
South

Place: Roding Valley High School, Brook **Time:** 7.30 - 10.05 pm
Road, Loughton, Essex. IG10 3JA.

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

Other Councillors:

Apologies: G Mohindra and L Wagland

Officers Present: S Solon (Principal Planning Officer), P Pledger (Assistant Director (Housing Property)), R Perrin (Democratic Services Officer), T Carne (Public Relations and Marketing Officer) and A Rose (Marketing & Digital Content Officer)

25. 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.

26. MINUTES

RESOLVED:

That the minutes of the last meeting of the Sub-Committee held on 27 July 2016 be agreed.

27. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Conduct Councillor C C Pond declared a non pecuniary interest in the following item by virtue of Loughton Historical Society. The Councillor advised that he would remain in the meeting for the duration of the discussion and voting thereon:

- EPF/1803/16 – 126 High Road, Loughton, Essex, IG10 4BE

(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/1213/16 2 Gladstone Road, Buckhurst Hill, Essex, IG9 5SW

(c) Pursuant to the Council's Code of Conduct Councillor J Knapman declared a non pecuniary interest in the following item by virtue of being an Essex County Council representative for the Fire Authority. The Councillor advised that he would remain in the meeting for the duration of the discussion and voting thereon:

- EPF/1759/16 Land and garages at Whitehills Road, Loughton, Essex, IG10 1TU.

28. ANY OTHER BUSINESS

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

29. 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.

CHAIRMAN

Report Item No:1

APPLICATION No:	EPF/1758/16
SITE ADDRESS:	Land and Garages Ladyfields Loughton Essex IG10 3RP
PARISH:	Loughton
WARD:	Loughton Alderton
DESCRIPTION OF PROPOSAL:	6 affordable homes with 23 parking spaces
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=585574

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: 15-044-068, 612 054 PL01, 612 054 PL02, 612 054 PL03 E, 612 054 PL04 B, 612 054 PL05 A AND 612 054 PL06 B.
Reason: To ensure the proposal is built in accordance with the approved drawings.
- 3 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 4 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 5 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 6 No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]
- 7 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]
- 8 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme

must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.

[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]

- 9 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
- 10 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.
- 11 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 12 No development shall take place until 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.
- 13 Prior to the first occupation of the development the access arrangements and vehicle parking areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The access and parking areas shall be retained in perpetuity for their intended purpose.
- 14 Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council.
- 15 There shall be no discharge of surface water onto the Highway.
- 16 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 17 The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for 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
- there should be no opening windows facing the LU elevation
- demonstrate access to elevations of the building adjacent to the property boundary with London Underground can be undertaken without recourse to entering our land
- demonstrate that there will at no time be any potential security risk to our 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.

Report Item No: 2

APPLICATION No:	EPF/1759/16
SITE ADDRESS:	Land and garages at Whitehills Road Loughton Essex IG10 1TU
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Demolition of garages and replacement with 2 affordable bungalows with 5 parking spaces and associated landscaping (revised application to EPF/2621/15).
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=585575

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: 15-044-063, 612 056 PL10, 612 056 PL11, 612 056 PL12, 612 056 PL13, 612 056 PL14, 612 056 PL15 and 612 056 PL16
- 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 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any

replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

- 6 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 7 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]
- 8 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]
- 9 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]

- 10 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.
- 11 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.
- 12 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 13 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 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.
- 15 There shall be no discharge of surface water onto the Highway.
- 16 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 17 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 roof enlargement or generally permitted by virtue of Class B of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

- 18 The development hereby approved shall not be commenced until a scheme of traffic calming measures on the vehicular accessway serving the site has been submitted to and approved in writing by the Local Planning Authority. The measures shall include a speed-table. The approved measures shall be implemented prior to the first occupation of the development.

Report Item No:3

APPLICATION No:	EPF/1803/16
SITE ADDRESS:	126 High Road Loughton Essex IG10 4BE
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Demolition of the existing nightclub premises and erection of a 4 storey building (with top floor recessed) comprising a retail unit on the ground floor and 8 flats on the three upper floors.
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=585648

REASON FOR REFUSAL

- 1 The District Council considers the existing building at 126 High Road, Loughton, to be a non-designated heritage asset. It gives limited weight to its degraded appearance and physical condition when assessing the consequence of its proposed loss for the historic environment and the character and appearance of the locality. Insufficient evidence is submitted with the application to demonstrate the building cannot be reused or that its façade cannot be incorporated into a replacement building. As a consequence, the loss of the building is considered to be without clear justification, and therefore harmful to the historic environment of the locality and to its character and appearance. The design of the proposed replacement building is not considered to be of sufficient quality to mitigate the harm that would arise from the unjustified loss of the existing building. Accordingly, the proposal is considered to be an unsustainable form of development, contrary to Local Plan and Alterations policies CP2(iv) and CP7, which are consistent with the National Planning Policy Framework.
- 2 By reason of its height and bulk, the proposed development would appear incongruous within its setting, to the detriment of the street scene of the High Road and its junction with Smarts Lane. As a consequence, the proposed development would cause harm to the character and appearance of the locality, contrary to Local Plan and Alterations policies CP2(iv), CP3(v), CP7 and DBE1, which are consistent with the National Planning Policy Framework.

Way forward:

Members considered a smaller scale development that retained the façade of the existing building would be likely to address their concerns set out in the reasons for refusal. Members recognised

that validated information dealing with both the structural integrity of the existing building and the viability of alternative proposals would be helpful in assisting the decision making process.

Report Item No: 4

APPLICATION No:	EPF/1852/16
SITE ADDRESS:	West Lodge 32 Palmerston Road Buckhurst Hill Essex IG9 5LW
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Proposed demolition of existing building and construction of a replacement building providing 14 flats (revision to EPF/1812/15 which was allowed at appeal for 13 flats)
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=585794

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: 269-PL-09, 269-EX-03, 269-EX-04, 269-PL-10, 269-PL-11, 269-PL-12, 269-PL-13, 269-PL-14, 269-PL-15, and 269-PL-16
- 3 The development shall be implemented in accordance with the approved external material details submitted under application reference EPF/1739/16 materials approved were:
Arundel Yellow Multi Stock
Holbrook Sandfaced Dark
Marley Vertigo slate Anthracite
Unless otherwise agreed in writing with the Local Planning Authority.
- 4 The development shall be implemented in accordance with the agreed surface water drainage details submitted on the 23rd August 2016 under reference EPF/1988/16 unless otherwise agreed in writing with the Local Planning Authority.
- 5 Prior to first occupation of the development hereby approved, the proposed window openings in the flank elevations 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.

- 6 The development shall be carried out in accordance with the hard and soft landscaping details submitted under application EPF/1739/16 as shown on the Open Spaces plans titled: Soft Landscape Plan and Hard Landscape Plan unless otherwise agreed in writing with the Local Planning Authority. 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 The development shall be carried out only in accordance with the approved Tree Protection documents submitted under reference EPF/1739/16, specifically Open Spaces plan titled: Tree Protection Plan - Construction Phase unless the Local Planning Authority gives its written consent to any variation.
- 8 The development shall be carried out in accordance with the approved details showing site levels submitted under reference EPF/1739/16 specifically drawing nos. Front & Rear Elevation, Existing Levels - Side Elevations, Condition 09 - Cross section and Condition 09 - Proposed Site Plan unless otherwise agreed in writing.
- 9 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.
- 10 The development shall be carried out in accordance with the Construction Method Statement submitted under reference EPF/1739/16 titled: Construction Management Plan (Issue date 12/06/2016)
The approved Plan shall be adhered to throughout the construction period.
- 11 Prior to the first occupation of the development the proposed private drive shall be constructed to a minimum width of 5 metres for at least the first 6 metres from the back of carriageway and provided with an appropriate dropped kerb crossing of the footway.
- 12 Prior to first occupation of the development the existing dropped kerb crossings to the site off of Palmerston Road shall be fully reinstated to full height kerbing and footway across the site frontage.
- 13 There shall be no discharge of surface water onto the Highway.
- 14 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 15 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.

- 16 Prior to the occupation of the development hereby approved, 1.8m high obscure glazed privacy screens shall be installed at the outside flanks of the balconies serving Flat numbers 7, 8, 11 and 12 as indicated on drawing number 269-PL-05 rev: B. Thereafter the outside flanks of those balconies shall be permanently enclosed in that manner.

Report Item No: 5

APPLICATION No:	EPF/1213/16
SITE ADDRESS:	2 Gladstone Road Buckhurst Hill Essex IG9 5SW
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Proposed detached house on land adjacent 2 Gladstone Road.
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=584425

REASON FOR REFUSAL

- 1 By reason of its bulk, height and siting in close proximity to the rear gardens of the 63, 65 and 67 Russell Road, the proposal would appear cramped within its site and consequently the proposal amounts to an overdevelopment of the application site. Accordingly, the proposed development would not respect its setting to the detriment of the character and appearance of the locality, contrary to Local Plan and Alterations policies CP2(iv), CP7 and DBE1, which are consistent with the National Planning Policy Framework.
- 2 By reason of its bulk, height and siting in close proximity to the rear gardens of the 63 and 65 Russell Road, the proposal would appear excessively overbearing when seen from the rear gardens of those dwellings. As a consequence the proposal would cause a degree of harm to outlook from those gardens that amounts to substantial harm to the living conditions of 63 and 65 Russell Road, contrary to Local Plan and Alterations policy DBE9, which is consistent with the National Planning Policy Framework.
- 3 By reason of its height and siting in close proximity to the rear gardens of neighbouring dwellings in Russell Road, the proposal would cause an excessive loss of privacy to the rear gardens of 65 and 67 Russell Road due to overlooking from the first floor rear elevation bedroom and dressing room windows. Even if the dressing room window were obscure glazed with fixed frames, it would cause a significant additional perception of overlooking. The degree of actual and perceived overlooking arising from the proposal would amount to substantial harm to the living conditions of 65 and 67 Russell Road, contrary to Local Plan and Alterations policy DBE9, which is consistent with the National Planning Policy Framework.

Way forward:

Members considered a smaller scale development, possibly a bungalow, may address their objections. However, they were mindful such a development may not appear to complement the character and appearance of the locality for other reasons.

Report Item No:6

APPLICATION No:	EPF/1652/16
SITE ADDRESS:	142 Buckhurst Way Buckhurst Hill Essex IG9 6HP
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Extension to form new first floor and conversion into two semi-detached houses (enlarged proposal)
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=585373

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 No development shall take place until details of the proposed surface materials, boundary treatments and landscaping for the front garden area have been submitted to and approved in writing by the Local Planning Authority. The agreed surfacing shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property. The agreed works shall be completed prior to the first occupation of the development or within 1 year of the substantial completion of the development hereby approved, whichever occurs first.
- 4 The alterations to the vehicle crossover shown on the approved plans shall be fully completed prior to first occupation of the development hereby permitted.
- 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 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, B and C of Part 1 of Schedule 2 to the Order shall be

undertaken without the prior written permission of the Local Planning Authority.

Report Item No: 7

APPLICATION No:	EPF/1823/16
SITE ADDRESS:	Haylands 48 High Road Chigwell IG7 6DL
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Demolition of existing dwelling and replacement with new dwelling with basement, two no. 4 car garages, with ancillary guest and staff accommodation over and an outdoor swimming pool (revised submission to EPF/0743/16)
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=585737

REASON FOR REFUSAL

- 1 The proposal, by reason of its overall size, width and bulk, is inappropriate development in the Green Belt that is excessively harmful to its openness. Accordingly, the proposal is contrary to policies GB2A and GB7A of the Adopted Local Plan and Alterations, which are consistent with the policies contained within the NPPF. No very special circumstances have been put forward which outweigh the harm to the Green Belt.
- 2 The proposed dwelling by reason of its overall size and proximity to the rear of Haylands Cottage and Hunters would be an obtrusive development that would detract from the amenity and outlook of the occupiers of these properties. The proposal is therefore contrary to policy DBE2 of the adopted Local Plan and Alterations and the aims and objectives of the NPPF.
- 3 The proposed dwelling, by reason of its excessive width, would appear disproportionately large in relation to the size of the plot and as a consequence would appear incongruous within its setting. It would therefore cause significant harm to the character and appearance of the locality, contrary to policies CP2 (iv), GB7A, DBE1 and DBE4 of the Adopted Local Plan and Alterations and the aims and objectives of the NPPF.

Report Item No:8

APPLICATION No:	EPF/1597/16
SITE ADDRESS:	17 Russell Road Buckhurst Hill Essex IG9 5QJ
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Two storey side extension, single storey rear extension and front driveway.
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=585273

CONDITIONS

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

Report Item No: 9

APPLICATION No:	EPF/1636/16
SITE ADDRESS:	Oakridge Cottage 25 Sparelease Hill Loughton Essex IG10 1BS
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Proposed two storey side addition and single storey front and rear addition
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=585355

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a seating area, roof garden, terrace, patio or similar amenity area.
- 4 Prior to first occupation of the development hereby approved, the proposed window opening in the side flank wall facing the common boundary with no.27 Sparelease Hill 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

APPLICATION No:	EPF/1927/16
SITE ADDRESS:	22 Coopers Close Chigwell Essex IG7 6EU
PARISH:	Chigwell
WARD:	Chigwell Row
DESCRIPTION OF PROPOSAL:	Front extension to existing garage, and conversion of enlarged garage to granny annexe, including provision of ridge roof.
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=585975

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 granny annexe accommodation hereby approved shall only be occupied in connection with the existing single family dwelling on the site. It shall not be sold as a separate dwelling or rented out as a separate dwelling.
- 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 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/1948/16
SITE ADDRESS:	3 Heron Close Buckhurst Hill Essex IG9 5TP
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Two-storey and single storey front extensions. First floor side extension. Part two-storey and part single storey rear extension. Rear dormer window. (Revised design to EPF/0390/16).
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=586005

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 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:12

APPLICATION No:	EPF/2062/16
SITE ADDRESS:	Grass Verge, North Side of Borders Lane, approx. 50m from the junction with Traps Hill Loughton Essex IG10
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Prior approval determination for a telecommunications installation consisting of the erection of a 15 metre high street works pole with 2 dishes and two ground level cabinets.
DECISION:	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=586334

CONDITIONS

1. No works in connection with the provision of the telecommunications base station hereby approved shall take place on the application site 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. Works required for the telecommunications base station shall be carried out in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.

This page is intentionally left blank