

Committee Agenda



Epping Forest District Council

AREA PLANNING SUB-COMMITTEE SOUTH **Wednesday, 24th October, 2018**

You are invited to attend the next meeting of **Area Planning Sub-Committee South**, which will be held at:

Council Chamber - Civic Offices
on **Wednesday, 24th October, 2018**
at **7.30 pm** .

Derek Macnab
Acting Chief Executive

**Democratic Services
Officer**

J. Leither Tel: (01992) 564243
Email: democraticservices@eppingforestdc.gov.uk

Members:

Councillors D Sunger (Chairman), A Patel (Vice-Chairman), R Baldwin, A Beales, R Brookes, G Chambers, K Chana, S Heap, R Jennings, J Jennings, H Kauffman, J Knapman, A Lion, L Mead, G Mohindra, S Murray, S Neville, M Owen, C P Pond, C C Pond, C Roberts, D Roberts, B Sandler, J Share-Bernia and D Wixley

WEBCASTING/FILMING NOTICE

Please note: this meeting may be filmed for live or subsequent broadcast via the Council's internet site - at the start of the meeting the Chairman will confirm if all or part of the meeting is being filmed. The meeting may also be otherwise filmed by third parties with the Chairman's permission.

You should be aware that the Council is a Data Controller under the Data Protection Act. Data collected during this webcast will be retained in accordance with the Council's published policy.

Therefore by entering the Chamber and using the public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings for web casting and/or training purposes. If members of the public do not wish to have their image captured they should speak to the webcasting officer or otherwise indicate to the Chairman before the start of the meeting.

If you have any queries regarding this, please contact the Public Relations Manager on 01992 564039.

1. WEBCASTING INTRODUCTION

1. This meeting is to be webcast;
2. Members are reminded of the need to activate their microphones before speaking; and
3. the Chairman will read the following announcement:

“I would like to remind everyone present that this meeting will be broadcast live to the internet (or filmed) and will be capable of repeated viewing (or another use by such third parties).

If you are seated in the public seating area it is likely that the recording cameras will capture your image and this will result in the possibility that your image will become part of the broadcast.

This may infringe your human and data protection rights and if you wish to avoid this you should speak the webcasting officer.”

2. ADVICE TO PUBLIC AND SPEAKERS ATTENDING THE COUNCIL PLANNING SUB-COMMITTEES (Pages 5 - 8)

General advice to people attending the meeting is attached.

3. MINUTES (Pages 9 - 32)

To confirm the minutes of the last meeting of the Sub-Committee held on 26 September 2018.

4. APOLOGIES FOR ABSENCE

5. DECLARATIONS OF INTEREST

To declare interests in any item on this agenda.

6. ANY OTHER BUSINESS

Section 100B(4)(b) of the Local Government Act 1972, requires that the permission of the Chairman be obtained, after prior notice to the Chief Executive, before urgent business not specified in the agenda (including a supplementary agenda of which the statutory period of notice has been given) may be transacted.

7. EPPING FOREST DISTRICT LOCAL PLAN SUBMISSION VERSION - PLANNING POLICY BRIEFING NOTE

A Planning Policy Briefing Note (March 2018) has been produced by the Planning Policy Team to ensure that a consistent approach is taken to the provision of planning policy advice for the District, particularly in relation to the Epping Forest District Local Plan Submission Version, which was published on 18 December 2017.

The primary purpose of the Planning Policy Briefing Note is to inform the development management process and to provide assistance for Development Management Officers, Councillors, applicants and planning agents. The Planning Policy Briefing

Note is available at:

http://www.efdclocalplan.org/wp-content/uploads/2018/03/Planning-Policy-Briefing-Note_Mar-2018.pdf

8. DEVELOPMENT CONTROL (Pages 33 - 46)

(a) Site Visits

To identify and agree requirements for formal site visits to be held with regard to any planning application listed in this agenda for consideration under Section (b) (Planning Applications) below, prior to consideration of the application.

This opportunity for members to identify and agree requirements for formal site visits to be held prior to consideration of a planning application is being operated on a trial basis from the commencement of the 2018/19 municipal year, until 30 November 2018. The success of this arrangement will be reviewed by the Constitution Working Group at the end of the trial period.

(b) Planning Applications

To consider planning applications as set out in the attached schedule.

Background Papers:

(i) Applications for determination – applications listed on the schedule, letters of representation received regarding the applications which are summarised on the schedule.

(ii) Enforcement of Planning Control – the reports of officers inspecting the properties listed on the schedule in respect of which consideration is to be given to the enforcement of planning control.

9. EXCLUSION OF PUBLIC AND PRESS

Exclusion: To consider whether, under Section 100(A)(4) of the Local Government Act 1972, the public and press should be excluded from the meeting for the items of business set out below on grounds that they will involve the likely disclosure of exempt information as defined in the following paragraph(s) of Part 1 of Schedule 12A of the Act (as amended) or are confidential under Section 100(A)(2):

Agenda Item No	Subject	Exempt Information Paragraph Number
Nil	Nil	Nil

The Local Government (Access to Information) (Variation) Order 2006, which came into effect on 1 March 2006, requires the Council to consider whether maintaining the exemption listed above outweighs the potential public interest in disclosing the information. Any member who considers that this test should be applied to any currently exempted matter on this agenda should contact the proper officer at least 24 hours prior to the meeting.

Background Papers: Article 17 - Access to Information, Procedure Rules of the

Constitution define background papers as being documents relating to the subject matter of the report which in the Proper Officer's opinion:

- (a) disclose any facts or matters on which the report or an important part of the report is based; and
- (b) have been relied on to a material extent in preparing the report and does not include published works or those which disclose exempt or confidential information and in respect of executive reports, the advice of any political advisor.

The Council will make available for public inspection for four years after the date of the meeting one copy of each of the documents on the list of background papers.

Advice to Public and Speakers at the Council's District Development Management Committee and Area Plans Sub-Committees

Are the meetings open to the public?

Yes all our meetings are open for you to attend. Only in special circumstances are the public excluded.

When and where is the meeting?

Details of the location, date and time of the meeting are shown at the top of the front page of the agenda along with the details of the contact officer and Members of the Committee.

Can I speak?

If you wish to speak **you must register with Democratic Services by 4.00 p.m. on the day before the meeting**, by telephoning the number shown on the front page of the agenda. Speaking to a Planning Officer will not register you to speak; you must register with Democratic Service. Speakers are not permitted on Planning Enforcement or legal issues.

Who can speak?

Three classes of speakers are generally allowed: One objector (maybe on behalf of a group), the local Parish or Town Council and the applicant or his/her agent. In some cases, a representative of another authority consulted on the application may also be allowed to speak.

What can I say?

You will be allowed to have your say about the application but you must bear in mind that you are limited to three minutes. At the discretion of the Chairman, speakers may clarify matters relating to their presentation and answer questions from Committee members.

If you are not present by the time your item is considered, the Committee will determine the application in your absence.

If you have registered to speak on a planning application to be considered by the District Development Management Committee, Area Plans Sub-Committee East, Area Plans Sub-Committee West or Area Plans Sub-Committee South you will address the Committee from within the Council Chamber at the Civic Offices. If you simply wish to attend a meeting of any of these Committees to observe the proceedings, you will be seated in the public gallery of the Council Chamber.

Can I give the Councillors more information about my application or my objection?

Yes you can but it must not be presented at the meeting. If you wish to send further information to Councillors, their contact details can be obtained from Democratic Services or our website www.eppingforestdc.gov.uk. Any information sent to Councillors should be copied to the Planning Officer dealing with the application.

How are the applications considered?

The Committee will consider applications in the agenda order. On each case they will listen to an outline of the application by the Planning Officer. They will then hear any speakers' presentations.

The order of speaking will be (1) Objector, (2) Parish/Town Council, then (3) Applicant or his/her agent. The Committee will then debate the application and vote on either the recommendations of officers in the agenda or a proposal made by the Committee. Should the Committee propose to follow a course of action different to officer recommendation, it is required to give its reasons for doing so.

An Area Plans Sub-Committee is required to refer applications to the District Development Management Committee where:

- (a) the Sub-Committee's proposed decision is a substantial departure from:
 - (i) the Council's approved policy framework; or
 - (ii) the development or other approved plan for the area; or
 - (iii) it would be required to be referred to the Secretary of State for approval as required by current government circular or directive;
- (b) the refusal of consent may involve the payment of compensation; or
- (c) the District Development Management Committee have previously considered the application or type of development and has so requested; or
- (d) the Sub-Committee wish, for any reason, to refer the application to the District Development Management Committee for decision by resolution.

Further Information

Further information can be obtained from Democratic Services or through our leaflet 'Your Choice, Your Voice'.

Area Planning Subcommittee South 2018-19
Members of the Committee and Wards Represented:



**Chairman
Cllr Sunger**
Chigwell
Village

**Vice-Chairman
Cllr Patel**
Buckhurst Hill
West

**Cllr
Baldwin**
Loughton
Forest

Cllr Beales
Loughton
Forest

**Cllr
Brookes**
Loughton
Roding

**Cllr
Chambers**
Buckhurst
Hill West

Cllr Chana
Grange Hill



Cllr Heap
Buckhurst
Hill East

**Cllr B
Jennings**
Loughton St
John's

**Cllr J
Jennings**
Loughton St
Mary's

**Cllr
Kauffman**
Loughton St
Mary's

**Cllr
Knapman**
Chigwell
Village

Cllr Lion
Grange Hill

Cllr Mead
Loughton
Fairmead



**Cllr
Mohindra**
Grange Hill

Cllr Murray
Loughton
Roding

Cllr Neville
Buckhurst
Hill East

Cllr Owen
Loughton
Broadway

Cllr C C Pond
Loughton
Broadway

**Cllr C P
Pond**
Loughton St
John's

**Cllr C
Roberts**
Loughton
Alderton



**Cllr D
Roberts**
Loughton
Alderton

Cllr Sandler
Chigwell Row

**Cllr Share-
Bernia**
Buckhurst Hill
West

Cllr Wixley
Loughton
Fairmead

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EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 26 September 2018
South

Place: Council Chamber - Civic Offices **Time:** 7.30 - 11.10 pm

Members Present: A Patel (Vice-Chairman, in the Chair), R Baldwin, A Beales, R Brookes, G Chambers, S Heap, R Jennings, J Jennings, H Kauffman, J Knapman, G Mohindra, S Neville, M Owen, C P Pond, C C Pond, J Share-Bernia and D Wixley

Other Councillors:

Apologies: D Sunger, K Chana, A Lion, S Murray, D Roberts and B Sandler

Officers Present: S Solon (Principal Planning Officer), A Hall (Director of Communities), A Hendry (Senior Democratic Services Officer) and G Woodhall (Senior Project Manager)

32. 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.

33. MINUTES

RESOLVED:

That the minutes of the Sub-Committee meeting held on 22 August 2018 be taken as read and signed by the Chairman as a correct record.

34. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor G Mohindra declared an interest in the following item by virtue of knowing the family. 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/1610/18 – Forest Place, Roebuck Lane, Buckhurst Hill

(b) Pursuant to the Council's Code of Member Conduct, Councillor A Patel declared an interest in the following item. The Councillor had determined that his interest was pecuniary and that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/1610/18 – Forest Place, Roebuck Lane, Buckhurst Hill

(c) Pursuant to the Council's Code of Member Conduct, Councillor J Knapman declared an interest in the following item. 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/0840/18 – 1 Tomswood Road, Chigwell

35. CHAIRMAN FOR ITEM 8(6) - EPF/1610/18

RESOLVED:

With the permission of the Sub-Committee it was agreed that Councillor G Chambers would take the chair for agenda item 8(6) – EPF/1610/18 – Forest Place, Roebuck Lane, Buckhurst.

36. ANY OTHER BUSINESS

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

37. EPPING FOREST DISTRICT LOCAL PLAN SUBMISSION VERSION - PLANNING POLICY BRIEFING NOTE

It was noted that the Epping Forest District Local Plan Submission Version Planning Policy Briefing note was available at:

http://www.efdclocalplan.org/wpcontent/uploads/2018/03/Planning-Policy-Briefing-Note_Mar-2018.pdf

38. DEVELOPMENT CONTROL

(a) Site Visits

It was noted that there were no formal site visits requested by members prior to the consideration and determination of the following applications.

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

RESOLVED:

That the planning applications numbered 1 – 9 be determined as set out in the attached schedule to these minutes.

39. EXCLUSION OF PUBLIC AND PRESS

RESOLVED:

That the public and press be excluded from the meeting for the items of business set out below on the grounds that they would involve the likely disclosure of exempt information as defined in the paragraphs of Part 1 of Schedule 12A of the Local Government Act 1972:

<u>Item No.</u>	<u>Subject</u>	<u>Paragraph Number</u>
10	Planning appeal in respect of refused Application EPF/2499/17 – 13-15A Alderton Hill, Loughton	3

40. PLANNING APPEAL IN RESPECT OF REFUSED APPLICATION EPF/2499/17 - 13-15A ALDERTON HILL, LOUGHTON

Members received a tabled letter from DP9 Ltd giving their comments on EPF/2499/17 – 13-15A Alderton Hill, Loughton.

Also in attendance was the Council's Strategic Director, Alan Hall and the Kift Consultant, Helen Frost to give advice and background information.

After an extended discussion members agreed to go with the officers recommendation.

RESOLVED:

1. That Members noted the information provided.
2. That Members resolved that the Council should not pursue the second reason for the refusal of application EPF/2499/17 at appeal.

CHAIRMAN

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Report Item No: 1

APPLICATION No:	EPF/0727/18
SITE ADDRESS:	Vere Road Garages Vere Road Loughton Essex
PARISH:	Loughton
WARD:	Loughton Broadway
DESCRIPTION OF PROPOSAL:	Demolish existing garages. Formation of public car park.
DECISION:	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=606934

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: 201802013 d, 201802013 A, 1000004377-2-SK05-02
- 3 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.
- 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.

...and subject to the completion of a legal agreement under Section 106 of the Town and Country Planning Act to secure a financial contribution towards a) access management and monitoring of visitors to the Epping Forest SAC, and b) towards mitigation of air pollution in the vicinity of the Epping Forest SAC.

Report Item No:2

APPLICATION No:	EPF/0840/18
SITE ADDRESS:	1 Tomswood Road Chigwell Essex IG7 5QP
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Proposed apartment block (seven flats) on the site at 1 Tomswood Road.
DECISION:	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=607414

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: 800.001.00, 801.200.09, 801.201.09, 801.202.03, 801.203.04, 801.204.04, 801.205.05, 801.206.05 801.206.05, 801.208.00 and 801.208.02
- 3 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.
 7. Measures to control noise during construction.
 8. Measures to control diesel emissions from construction vehicles operating on site.
- 4 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.

- 5 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.
- 6 Prior to the commencement of the development, a full specification of and a programme for works to the oak tree on the highway verge(TPO/EPF/08/09 T2) shall be submitted to and approved by the Local Planning Authority. No works to the tree shall be undertaken prior to the approval of the said details, and the works shall thereafter be fully completed in accordance with the agreed programme.
- 7 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.
- 8 No development other than ground works 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.
- 9 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.
- 10 Prior to the commencement of development other than groundworks, details of fencing and means of access for service vehicles to the refuse storage area shall be submitted to and approved by the Local Planning Authority. The agreed works shall be fully implemented and available for use prior to the first occupation of any of the residential units hereby approved.
- 11 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.

- 12 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.

- 13 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.

- 14 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed at the site. The installed cleaning facilities shall be used to clean vehicles wheels immediately before leaving the site.

- 15 Prior to the first occupation of the development the access arrangements, vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The access, parking and turning areas shall be retained in perpetuity for their intended purpose.

- 16 Prior to the first occupation of the development the existing vehicular accesses off of Tomswood Road shall be fully reinstated to include full height kerb, footway construction and any amendments to the road lining as considered necessary.

- 17 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, to include six one day travel vouchers for use with the relevant local public transport operator.

- 19 Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway.

- 20 Windows above ground floor level in the south facing side elevation of the building hereby permitted (abutting 3 Tomswood Road) shall be fixed and completed in obscure glass below 1.8m above floor levels in the rooms they serve. The said windows shall thereafter be retained in that form, and no additional windows shall be inserted above ground floor in the said side elevation without prior consent from the Local Planning Authority.
- 21 No part of any flat roof area to the building shall be used as a balcony, roof terrace or other amenity area without prior consent from the Local Planning Authority.
- 22 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.

...and subject to the completion of a legal agreement under Section 106 of the Town and Country Planning Act to secure a financial contribution towards a) access management and monitoring of visitors to the Epping Forest SAC, and b) towards mitigation of air pollution in the vicinity of the Epping Forest SAC.

Report Item No:3

APPLICATION No:	EPF/1072/18
SITE ADDRESS:	Phig Na Vira 64 High Road Chigwell Essex IG7 6QB
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Demolition of the existing garage and erection of new dwelling.
DECISION:	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=608268

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 development shall have taken place until samples of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details. For the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.
- 3 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.

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, 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.
- 5 Windows and doors shall match in appearance and material those within the existing terrace (nos. 54 to 64 High Road) unless otherwise agreed in writing with the Local Planning Authority.
- 6 No development, including works of demolition or site clearance, shall take place until foundation details have been submitted to the Local Planning Authority and approved in writing. The foundations shall consist of piles and an above ground beam design. Drawings submitted shall include cross sectional detail of pile and beam join and the location of piles in plan form. 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, including works of demolition or site clearance, shall take place until driveway details have been submitted to the Local Planning Authority and approved in writing. These shall consist of an above ground, no dig construction with a porous finish and included an Arboricultural supervision timetable.

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.
- 8 No services shall be installed within the root protection area of the sycamore (T2 on Tree protection plan) unless the Local Planning Authority gives its prior written approval.
- 9 An electric vehicle charging point shall be provided for each of the approved dwellings prior to first occupation.
- 10 Prior to first occupation measures shall be incorporated within the development to ensure a water efficiency standard of 110 litres (or less) per person per day.
- 11 Prior to first occupation of the dwellings hereby approved measures to improve the ecological value of the site shall be implemented in accordance with details that have been submitted to and agreed in writing by the Local Planning Authority.
- 12 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: HR072017-01, HR072017-02, HR072017-03, HR072017-04, HR072017-05, HR072017-06, HR072017-07, HR072017-08, HR072017-09, HR072017-10, HR072017-11, HR072017-12, HR072017-BP01, HR072017-BP02
- 13 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.

- 14 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.

...and subject to the completion of a legal agreement under Section 106 of the Town and Country Planning Act to secure a financial contribution towards a) access management and monitoring of visitors to the Epping Forest SAC, and b) towards mitigation of air pollution in the vicinity of the Epping Forest SAC.

Report Item No: 4

APPLICATION No:	EPF/1242/18
SITE ADDRESS:	143-149 High Road and 2 Old Station Road Loughton Essex IG10 4LY
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Extension to the second floor to provide 5 flats (2 x 2 bedroom flats and 3 x 1 bedroom) along with associated alterations and change of use to parts of the existing ground and first floors in order to accommodate the access staircase."
DECISION:	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=609015

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:

PA904-MB-00-102-PR SF August 2018; PA904-MB-04-103-PR Rear August 2018; PA904-MB-04-101-PR Side August 2018; PA904-MB-00-103-PR Roof August 2018; PA904-MB-06-103-PR Section AA; PA904-MB-04-102-PR Side SW; PA904-MB-00-103-PR Roof; PA904-MB-00-100-PR GF; PA904-MB-00-101-PR FF; PA904-MB-00-100-Site; PA904-MB-01-100-PR GF; PA904-MB-01-101-PR FF; PA904-MB-01-103-ROOF; PA904-MB-01-200-Ex Front; PA904-MB-01-201-Ex Side; PA904-MB-01-202-Ex Side PA904-MB-01-203-Ex Rear
- 3 The external finishes of the development hereby permitted, including window design, shall match in material, colour, style, bonding and texture those of the principal elevations of the existing building.
- 4 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.
 7. Measures to control noise during construction.
 8. Measures to control diesel emissions from construction vehicles operating on site.
- 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 Prior to the commencement of the development hereby approved, details of proposals to refurbish the external appearance of the existing building shall be submitted to and approved in writing by the District Council. The approved proposals shall be carried out within 12 months of the completion of the development hereby approved.

And subject to the completion of a S106 legal agreement to secure:

- 1. Appropriate financial contributions for the management and monitoring of visitors and mitigating impact on air quality within the Epping Forest Special Area of Conservation.**
- 2. The relocation of a direction sign adjacent to the old Station Road Frontage of the site at the developers expense.**

Report Item No:5

APPLICATION No:	EPF/1453/18
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, four bedroom, semi-detached houses
DECISION:	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=609962

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: 15.8 / 10, 11A, 12A, 13A and 14A
- 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 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.
- 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 The alterations to the vehicle crossover shown on the approved plans shall be fully completed prior to first occupation of the development hereby permitted.
- 7 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 8 Windows in the north facing side elevation of the extensions hereby permitted (abutting 140 Buckhurst Way) shall be fixed non-opening and obscure glazed, and shall be permanently retained in that form. No additional windows shall be installed in the north facing side elevation without prior consent from the Local Planning Authority.
- 9 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, C and E (other than in the case of Class E a single structure not exceeding 10 square metres in area) of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 10 An electric vehicle charging point shall be provided for each of the approved dwellings prior to first occupation

...and subject to the completion of a legal agreement under Section 106 of the Town and Country Planning Act to secure a financial contribution towards a) access management and monitoring of visitors to the Epping Forest SAC, and b) towards mitigation of air pollution in the vicinity of the Epping Forest SAC.

Report Item No:6

APPLICATION No:	EPF/1610/18
SITE ADDRESS:	Forest Place Roebuck Lane Buckhurst Hill Essex IG9 5QL
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Application for variation of condition 2 'plan numbers' on planning application EPF/1957/15 (Demolition of two storey building fronting Roebuck Lane, single storey detached building and detached house adjoining boundary with Linders Fields Nature Reserve. Redevelopment comprising a 2.5, 3 and 4 storey development with basement to create 125 new care units at the application site, together with ancillary medical and recreational facilities and single storey courtyard development. Retention of existing 40 bed facility in Maple Unit. Creation of 57 parking spaces including two level car parking for 40 vehicles in north eastern corner of the site and 17 spaces within redesigned frontage area adjacent to Roebuck Lane). Amendments to design of building and parking layout, together with construction of access way, erection of privacy fencing and erection of outbuildings and bin storage.
DECISION:	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=610653

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos:

FHY 02
FHY_213 rev F
FHY_217
FHY_218
FHY_219
FHY_220
FHY_231 rev C
FHY_232
FHY_233 rev C
FHY_234 rev B
FHY_237

FHY_238 rev C
 101264 FP-HLN-A 1026-NB-XX- C
 101264 FP-HLN-A 5009-NB-B- CC
 101264 FP-HLN-A 5010 -NB-00- CC
 101264 FP-HLN-A 5011-NB-01- CC
 101264 FP-HLN-A 5012-NB-02- CC
 101264 FP-HLN-A 5013-NB-03- CC
 101264 (90)205 rev C5
 101264 (90)210
 LC-2523-02 Revision B
 LC-2523-10 Revision C
 EL-01 Rev. B
 EL-02 Rev. C
 EL-03 Rev. C
 EL-04 Rev. C
 TCTC-11017-PL-02

- 2 The development shall be implemented in accordance with the details of external finishes approved under permission EPF/1706/16, unless otherwise agreed in writing by the Local Planning Authority.

- 3 The development hereby approved shall be completed in accordance with the recommendations of the Phase 2 investigation report approved under permission EPF/0165/17.

- 4 No further construction work 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]

- 5 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.
 Policy Framework and policy RP4 of the adopted Local Plan and Alterations.

- 6 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.
- 7 The measures specified in the flood risk assessment and management and maintenance plan approved under permission EPF/1678/16 shall be carried out prior to the substantial completion of the development and thereafter shall be maintained in accordance with the approved management and maintenance plan.
- 8 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.
- 9 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 Tracy Clarke 'revised tree protection plan' drawing number TCTC-11017-PL-02 dated March 2018.
- 10 Within 3 months of the date of this consent. 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.

- 11 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 F, and shall include the full reinstatement of the existing layby to a footway and the removal and reinstatement of the redundant vehicular access.
- 12 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.
- 13 There shall be no discharge of surface water onto the highway.
- 14 The development hereby approved shall be carried out in accordance with the construction method statement approved under permission EPF/1173/16.
- 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 The nursing home shall be operated in accordance with the Travel Plan approved under permission EPF/1678/16 unless otherwise agreed in writing by the Local Planning Authority.
- 17 The accessway adjacent to the southern and eastern site boundaries shall not be used by motor vehicles other than emergency vehicles.
- 18 Within 3 months of the substantial completion of the building hereby approved, gates of an open design submitted to and approved in writing by the Local Planning Authority shall be erected across the accessway adjacent to the southern site boundary between the south facing flank of the building and the site boundary with 41 Roebuck Lane. Thereafter the gates or replacement gates of similar design shall be retained permanently and kept shut to motor vehicles other than in the case of an emergency.
- 19 The access to the car deck car park hereby approved from the accessway adjacent to the eastern site boundary shall be restricted in width to not more than 1.5 metres by way of walls, as indicated in drawing numbers 101264 (90)205 rev C5 and 101264 (90)210.

Subject to the completion, within 6 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 and £41,634 towards early years education and child care provision.

Report Item No:7

APPLICATION No:	EPF/1691/18
SITE ADDRESS:	30 Barrington Green Loughton Essex IG10 2BA
PARISH:	Loughton
WARD:	Loughton Broadway
	Mr Cem Yaman
DESCRIPTION OF PROPOSAL:	Change of use of Units 2, 3 and 4 previously permitted to be used for purposes within Use Class A3 (restaurants and cafes) under planning permission EPF/2163/13 to use for a mix of purposes within Use Class A3 (restaurants and cafes) and Use Class A5 (hot food takeaways). Provision of outside seating area of 8 tables for 32 covers. Installation of extractor ventilation system connected to external acoustic aluminium weather louvres to the rear at ground floor level.
DECISION:	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=611026

Refused for the following reasons:

By reason of the intensity of outdoor activity likely to be generated by the hot food take-away component of the proposal together with the proposed outside seating area and extended opening hours, the proposed development would be likely to cause significant harm to the living conditions of neighbouring dwellings by way of noise, disturbance and pungent odours, particularly cigarette smoke and vapours. The proposal is therefore contrary to Local Plan and Alterations policy DBE9 and Local Plan Submission Version policy DM 9, paragraph H(iv), which are consistent with the NPPF.

By reason of the position of extract ventilation discharge points in close proximity to balconies and windows of neighbouring dwellings, the proposed development is likely to cause significant harm to the living conditions of those dwellings by way noise, disturbance and pungent odours, particularly cooking odours. The proposal is therefore contrary to Local Plan and Alterations policy DBE9 and Local Plan Submission Version policy DM 9, paragraph H(iv), which are consistent with the NPPF.

Way Forward:

Delete the outside seating from the proposal and demonstrate low level discharge of extract ducting will not harm the living conditions of neighbouring dwellings.

Report Item No:8

APPLICATION No:	EPF/1911/18
SITE ADDRESS:	57 Southern Drive Loughton Essex IG10 3BX
PARISH:	Loughton
WARD:	Loughton Roding
DESCRIPTION OF PROPOSAL:	Retrospective application for a loft conversion with a rear dormer, ridge to be raised 350mm
DECISION:	Grant 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=612013

Report Item No:9

APPLICATION No:	EPF/1965/18
SITE ADDRESS:	Regency House Kings Place Buckhurst Hill Essex IG9 5EB
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Conversion and extension of existing first floor office/store premises to a self-contained flat.
DECISION:	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=612234

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 numbers RH-1, RH -2, RH-3, and a 1/200 block plan and a location plan..
- 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.

**...and subject to the completion of a legal agreement under Section 106 of the Town and Country Planning Act to secure a financial contribution towards a) access management and monitoring of visitors to the Epping Forest SAC,
and b) towards mitigation of air pollution in the vicinity of the Epping Forest SAC.**

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AREA PLANS SUB-COMMITTEE SOUTH

24 October 2018

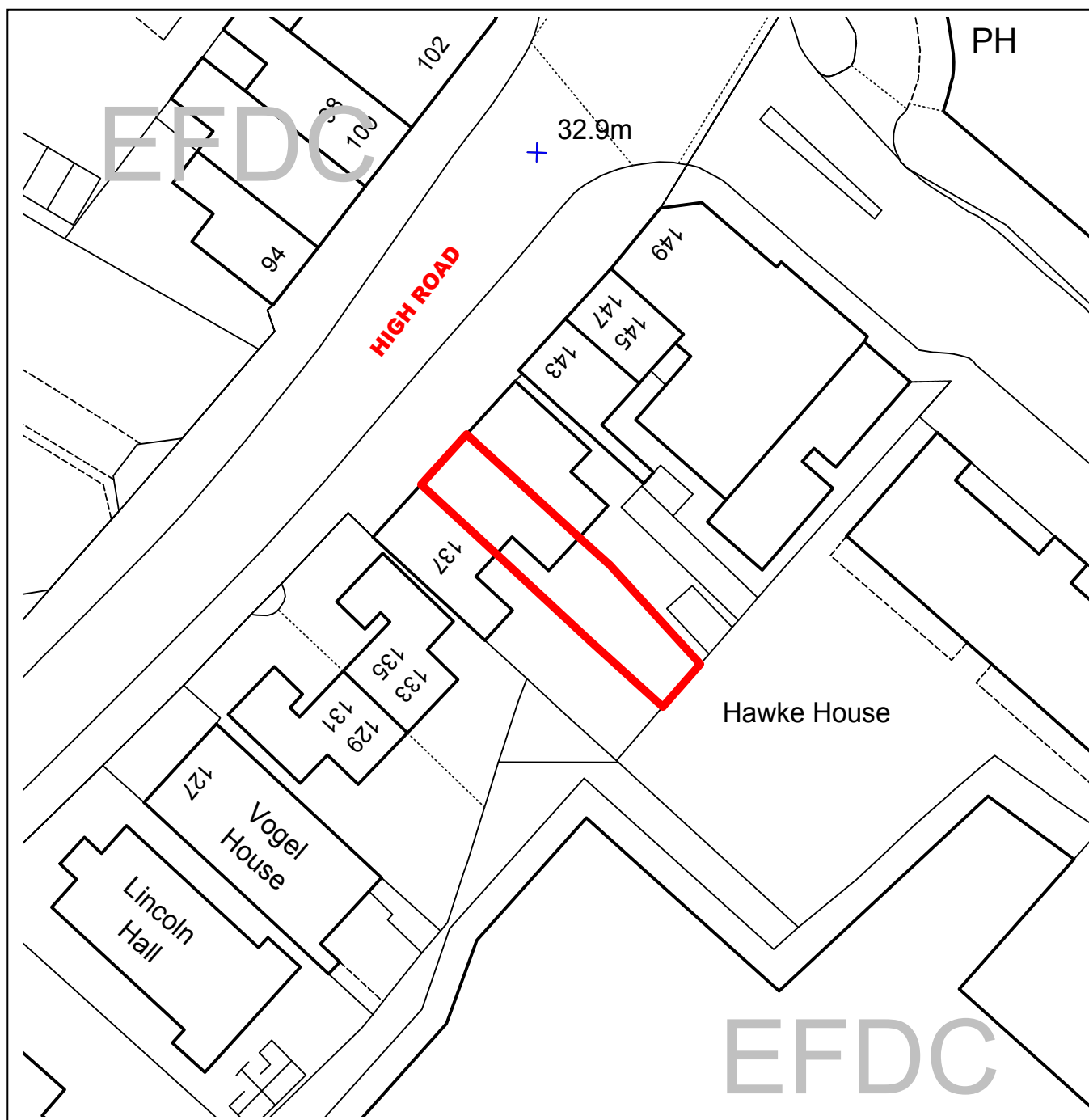
INDEX OF PLANNING APPLICATIONS/ENFORCEMENT CASES

ITEM	REFERENCE	SITE LOCATION	OFFICER RECOMMENDATION	PAGE
1.	EPF/1722/18	139 High Road Loughton Essex IG10 4LT	Grant Permission (Subject to Legal Agreement)	34
2.	EPF/2030/18	19 Hainault Road Chigwell Essex IG7 6QU	Grant Permission (With Conditions)	42



Epping Forest District Council

Agenda Item Number 1



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Application Number:	EPF/1722/18
Site Name:	139 High Road Loughton Essex IG10 4LT
Scale of Plot:	1:500

Report Item No:1

APPLICATION No:	EPF/1722/18
SITE ADDRESS:	139 High Road Loughton Essex IG10 4LT
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Mr & Mrs R Montague
DESCRIPTION OF PROPOSAL:	Proposed one bedroom garden flat located at rear of existing ground floor commercial unit.
RECOMMENDED DECISION:	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=611138

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: 2018.019.PA 01, 2018.019.PA 02, 2018.019.PA 03, 2018.019.PA 04, 2018.019.PA05, 2018.019.PA 06, 2018.019.PA 07, 2018.019.PA 08, 2018.019.PA 09, 2018.019.PA 10, 2018.019.PA 11, 2018.019.PA 12, 2018.019.PA 13, 2018.019.PA 14, 2018.019.PA 15A
- 3 No openings shall be created in the ground floor rear elevation of the building known as 139 High Road, Loughton.
- 4 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed and utilised to clean vehicles immediately before leaving the site. Any mud or other material deposited on nearby roads as a result of the development shall be removed.
- 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 Prior to first occupation of the development, measures shall be incorporated within the development to ensure a water efficiency standard of 110 litres (or less) per person per day.

And subject to the completion of a S106 agreement to secure a contribution towards the management and monitoring of visitors to the Epping Forest SAC.

This application is before this Committee since the recommendation is for approval contrary to an objection from a Local Council which is material to the planning merits of the proposal, and the Local Council confirms it intends to attend and speak at the meeting where the application will be considered (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council)).

Description of site and surroundings

The application site comprises of a mid-terraced retail unit, with flat above with its own access and a separate access through to the yard area at the rear. The building has a typical mid 20th century appearance. The retail unit falls within an area designated as 'secondary frontage' within Loughton town centre and will not be affected by the application. Loughton station is some 300 metres away from the application site.

Description of proposed development

This application seeks planning permission for the erection of a 1 bedroomed ground floor flat with private courtyard and a separate rear garden. The proposed flat would be entered using the existing door marked 139A from the High Road. The flat would be constructed in materials similar to the existing building and would reference the design of extensions and outbuildings of the attached properties.

Relevant planning history

N/A

Policies Applied

Adopted Local Plan

CP1 – Achieving Sustainable Development Objectives
CP2 – Protecting the Quality of the Rural and Built Environment
CP3 – New Development
CP4 – Energy Conservation
CP5 – Sustainable Building
CP6 – Achieving Sustainable Urban Development Patterns
CP7 – Urban Form and Quality
DBE1 – Design of New Buildings
DBE2 – Effect on Neighbouring Properties
DBE3 - Design in Urban Areas
DBE6 – Car Parking in New Development
DBE8 – Private Amenity Space
DBE9 – Loss of Amenity to Neighbouring Properties
ST1 – Location of Development
ST2 – Accessibility of Development
ST4 – Road Safety
ST6 – Vehicle Parking

H2A – Previously Developed Land
H3A – Housing Density
H4A – Dwelling Mix
LL11 – Landscaping Schemes
TC1 – Town Centre Hierarchy
TC3 – Town Centre Function

NPPF

A revised National Planning Policy Framework (NPPF) was published setting out national policy on 24 July 2018. Paragraph 213 states that due weight should be given to the relevant policies in existing plans according to the degree of consistency with the framework. The proposed development has been assessed against relevant policies in the adopted Local Plan, the NPPF and the Local Plan Submission Version.

Epping Forest District Local Plan (Submission Version) 2017 (LPSV):

On 14 December 2017 the Council resolved that the LPSV be endorsed as a material consideration to be used in the determination of planning applications and be given appropriate weight in accordance with paragraph 48 of the NPPF.

Paragraph 48 of the NPPF provides that decision-takers may give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

In general terms it is considered that the Submission Version of the Plan is at an advanced stage of preparation and the policies are considered to be consistent with the NPPF. With regards to unresolved objections, some policies of the Submission Version have more unresolved objections than others. All of these factors have been taken into consideration in arriving at the weight afforded to each of the relevant policies in the context of the proposed development listed below:

SP1 - Presumption in Favour of Sustainable Development
SP6 – Green Belt and District Open Land
SP7 - The Natural Environment, Landscape Character and Green and Blue Infrastructure
DM1 – Habitat protection and improving Biodiversity
DM2 – Epping Forest SAC and the Lee Valley SPA
DM3 – Landscape character, ancient Landscapes and Geodiversity
DM9 – High Quality Design
DM10 – Housing design and quality
DM15 – Managing and reducing flood risk
DM19 – Sustainable water usage
DM21 - Local Environmental Impacts, Pollution and Land Contamination
DM22 – Air Quality
E2 – Centre Hierarchy/Retail Policy
H1 – Housing Mix and accommodation types

Consultation carried out and summary of representations received

11 Neighbours consulted – NO RESPONSES RECEIVED

LOUGHTON TOWN COUNCIL – OBJECTION – The Committee OBJECTED to this application which appeared contrary to the Local Plan Policy TC3(ii) which stated that residential accommodation would be permitted in appropriate locations but not at ground floor level.

Main Issues and Considerations

This application is for full planning consent. The main issues for consideration are the impact on the character and appearance of the area, neighbouring amenity and the amenity of the dwellings future occupiers and the impact of the application on the vitality and viability of Loughton town centre.

Main Issues:

Design and Impact on the Character and Appearance of the Locality

The proposed design will see no changes made to the street scene, with the existing street door and corridor through the building used as the access to the proposed flat. The design to the rear would be sympathetic to the existing building and those adjoining, whilst implementing an innovative floor plan to provide two private amenity areas for future occupants and a large internal floor area. The design of the building would be similar in form to the large extensions to both adjoining properties and is considered to complement both the existing building and the street scene in line with policy DBE9 of the adopted local plan and DM 9 of the LPSV (2017).

Impact on Neighbouring Residents and Amenity of Future Occupiers

The proposed dwelling would be sited between a pair of large extensions and outbuildings to the terraced buildings either side. The proposed development would have little impact on the amenities of residents of the first floor flat (no. 139. A) of the host and attached building as the development maintains a limited roof height. The existing first floor flat has no access to the rear yard and will not lose any amenity space as part of the proposal.

The proposed dwelling would provide an ample living space, of some 73 square metres, for its future occupiers, more than 20 square metres greater than the nationally prescribed space standards. The proposal would also offer two private outdoor amenity spaces, with a combined area of 26 square metres. These facts are indicative of a high quality of living accommodation.

Due to the constraints of the site there are some concerns about potential overlooking from the windows of the existing first floor flat at the application site into the bedroom of the proposed flat. The bedroom window is one floor lower than the rear window of the first floor flat and it is set 4.2m away in the horizontal plane. Whilst some overlooking into the bedroom would potentially occur, due to a combination of the downward angle of view from the first floor flat, the potential loss of privacy could easily be mitigated by the use of net curtains or blinds normally used by householders. There is a similar potential for overlooking into the first floor flat, but that potential is not as great and can be mitigated in a similar manner. It is therefore concluded the potential for overlooking is not sufficient to justify refusal of the application.

In order to protect the amenities of future occupants of the proposed flat it is necessary to place a condition on the building to ensure that no new openings are made in the ground floor rear wall of the retail unit. That would reinforce the fact that such openings are likely to require planning permission on the basis of making a material change to the external appearance of the building in

any event by capturing very small openings that arguably do not result in a material change, e.g ventilation grills or boiler vents.

Impact on the Town Centre

An area of the ground floor of the application is in an A1 retail use, designated as within the 'secondary frontage' of Loughton town centre in the LPSV (2017). The retail unit has an existing access, separate to that of 139 A and 139 B and no access or use of the yard to the rear. Policy TC3 of the adopted Local Plan and E2 of the LPSV (2017) seek to protect retail uses within Town Centre locations. The proposed development would not have any impact on the existing access or storage space used by the shop and would protect the use and long-term vitality and viability of the retail unit. Whilst ground floor residential accommodation within town centres is generally resisted, in this case the proposal would use a vacant parcel of land, in a non-retail use, and therefore would not have any detrimental impact on the vitality of Loughton's Town Centre.

Other Matters:

Impact on the Epping Forest SAC

Policies DM 2 and DM 22 of the LPSV, sets out issues that have been identified in relation to the effect of development on the integrity of the Epping Forest Special Area of Conservation (SAC) as a result of increased visitor pressure arising from new residential development within 6.2km of the SAC, and from the effects of air quality throughout the District. The Council is currently developing with partners an interim strategy for the management and monitoring of visitor pressures and air quality on the SAC. This will include measures to be funded through the securing of financial contributions from new development in accordance with Policies DM 2 and DM 22.

Notwithstanding the fact that this work is yet to be completed the applicant has confirmed willingness to enter into a legal agreement and recognises that the level of contribution is to be agreed once the strategy is in place. Since the proposal does not include any provision for off-street parking and opportunities to park for long periods do not generally exist within the vicinity of the site, the proposal is very unlikely to contribute to harm to air quality. Consequently there is no need to seek a contribution for that particular matter.

Highway and Access

High Road, Loughton, is a highly sustainable location. A number of local services, a supermarket and the Loughton central line underground station are situated within some 300 metres of the site (approximately a five minute walk). Therefore, the provision of no off-street parking spaces for the development is considered acceptable within this highly accessible location.

Biodiversity and water

Policies DM1, DM19 and DM22 of the LPSV and policies NC5 and CP2 of the Adopted Local Plan require new development to improve ecological value of sites and reduce water usage. Whilst details have not been submitted the above matters can be controlled by planning conditions requiring additional details of the measures to be provided and their implementation. In this case it is reasonable to do so in relation to water quality, but given the small area of garden it would be disproportionate to require details of measures to improve ecological value.

Conclusion

In light of the above appraisal, it is considered that subject to the imposition of the planning conditions suggested, the new development would provide a high quality of living accommodation within a highly sustainable location and would not harm the vitality or viability of Loughton Town

Centre. It is, therefore, considered that the proposed dwelling would constitute an acceptable form of development.

All other relevant policies and considerations, including equalities have been considered. Consequently, the proposed development is recommended for approval.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

***Planning Application Case Officer: Corey Isolda
Direct Line Telephone Number: 01992 564 380***

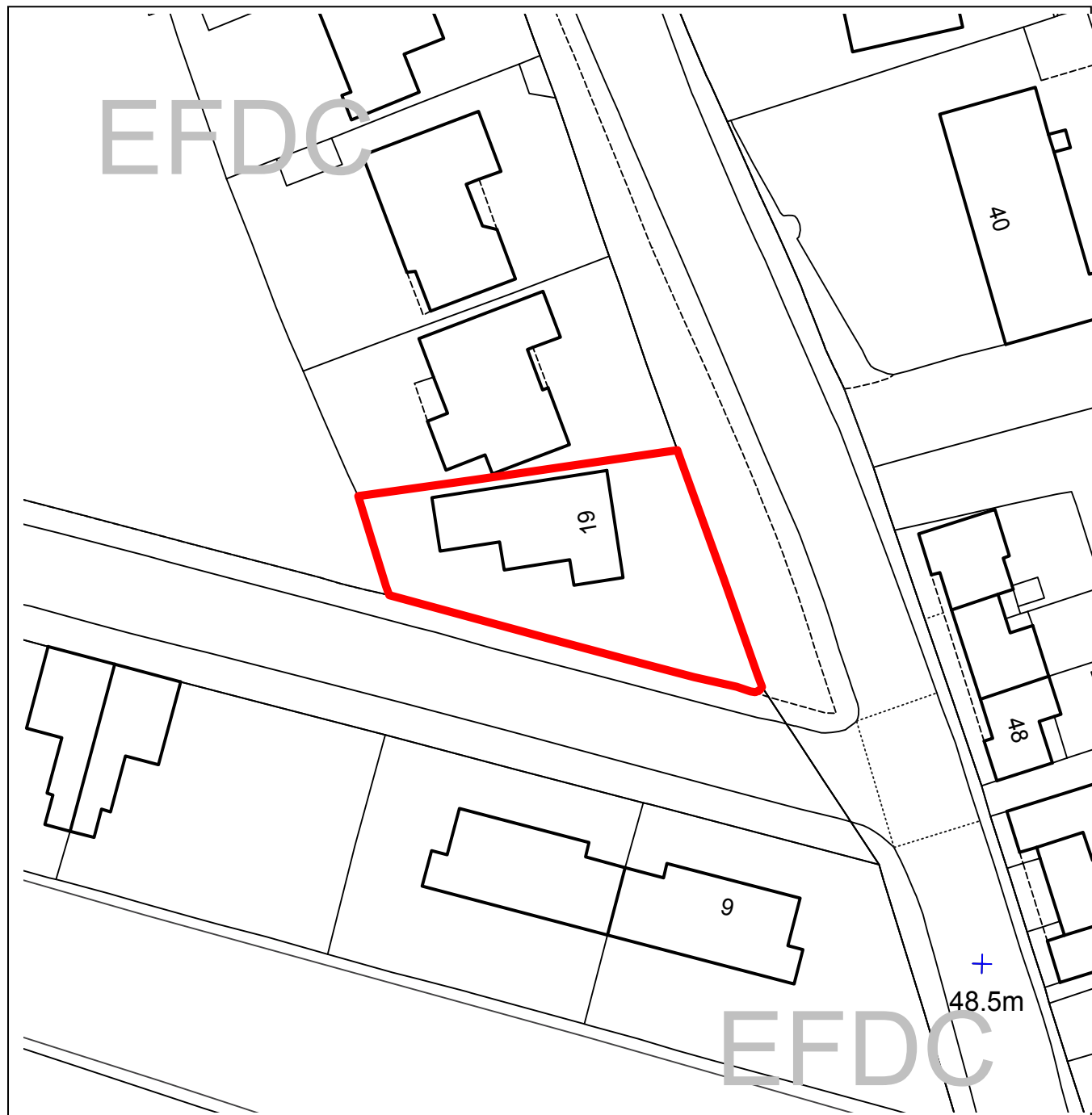
or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

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Epping Forest District Council

Agenda Item Number 2



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Application Number:	EPF/2030/18
Site Name:	19 Hainault Road Chigwell Essex IG7 6QU
Scale of Plot:	1:500

Report Item No:2

APPLICATION No:	EPF/2030/18
SITE ADDRESS:	19 Hainault Road Chigwell Essex IG7 6QU
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	Mr M Sharma
DESCRIPTION OF PROPOSAL:	Proposed side extension and new roof over incorporating 4 new bedrooms with dormer windows.(Revision to previously refused EPF/0596/18 by way of a reduction in the size of side addition and provision of a more angled roof profile)
RECOMMENDED 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=612476

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 have taken 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, prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
- 3 Existing trees and bushes close to the Hainault Road side boundary, and close to the eastern section of the Station Road boundary, shall be retained on site in accordance with protection details to be submitted and approved before any works commence on site. Any tree or bush that has to be subsequently removed after the development is occupied shall be replaced.
- 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.

This application is before this Committee since the recommendation is for approval contrary to an objection from a Local Council which is material to the planning merits of the proposal, and the Local Council confirms it intends to attend and speak at the meeting where the application will be considered (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council).

Description of Site:

A chalet bungalow located at the junction of Hainault Road and Station Road Chigwell. Unlike neighbouring dwellings to the south this property's front elevation faces Station Road and not Hainault Road. The property is not listed nor does it lie in a Conservation area.

Description of Proposal:

Proposed side extension and new roof over incorporating 4 new bedrooms with dormer windows.

Relevant History:

EPF/0596/18 – Application refused for proposed front extension and new mansard roof incorporating 5 bedrooms – grounds for refusal related to an out of keeping mansard roof extension, and a front extension which was too close to the front boundary - and hence the proposal would have resulted in an overly dominant building which would have detracted from visual amenity in the street scene.

Policies Applied:

Adopted Local Plan:

DBE9 – Loss of amenity.
DBE10 - Design of new buildings.
ST6 – Vehicle parking.

NPPF:

A revised National Planning Policy Framework (NPPF) was published setting out national policy on 24 July 2018. Paragraph 213 states that due weight should be given to the relevant policies in existing plans according to the degree of consistency with the framework. The proposed development has been assessed against relevant policies in the adopted Local Plan, the NPPF and the Local Plan Submission Version.

Epping Forest District Local Plan (Submission Version) 2017 (LPSV):

On 14 December 2017 the Council resolved that the LPSV be endorsed as a material consideration to be used in the determination of planning applications and be given appropriate weight in accordance with paragraph 48 of the NPPF.

Paragraph 48 of the NPPF provides that decision-takers may give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

In general terms it is considered that the Submission Version of the Plan is at an advanced stage of preparation and the policies are considered to be consistent with the NPPF. With regards to unresolved objections, some policies of the Submission Version have more unresolved objections than others. All of these factors have been taken into consideration in arriving at the weight afforded to each of the relevant policies in the context of the proposed development listed below:

DM9 – High Quality Design
T1 – Sustainable transport choices.

Summary of Representations:

CHIGWELL PARISH COUNCIL – Objection – because the proposed raised roof would be excessively high in comparison to neighbouring properties. Further the suggested structure would be overly dominant, too bulky, and not in keeping with the street scene.

NEIGHBOURS – 8 properties notified and no replies were received.

Issues and Considerations:

The main issues raised by this application is whether the new application adequately addresses the reasons of refusal of the previous application EPF/0596/18 which was rejected in April this year. Firstly, the depth of the front extension to the bungalow has been reduced and this means that the bungalow does not now lie too close to the front Station Road boundary of the site. Secondly, and perhaps more importantly, the proposed mansard roof is significantly smaller and the sides of the roof are far more angled back compared to the much steeper roof slopes on the original scheme. The proposed roof will be a total of 1.3m higher than the ridge of the existing bungalow but the top 1.4m section of this mansard roof falls back sharply. This modest increase in height coupled with its angled profile will mean that this extended chalet bungalow will not be overly dominant compared to its neighbours. Indeed, other chalet bungalows close by have been extended at roof level, and in particular no.13 Hainault Road has an acceptable and almost identical roof form to that now proposed for no.19. In addition the original bungalow at no.9 Hainault Road has been redeveloped to form 4 two and a half two storey terraced houses. For these reasons the proposed bungalow will not appear over dominant or out keeping with the street scene. Additionally, existing trees and bushes close to the boundary with Hainault Road, and also close to the eastern section of the front boundary on Station Road, provide an effective screen of the property, and it is proposed that this vegetation be retained.

Two off street car spaces are available to this dwelling via an existing driveway access on to Hainault Road.

Conclusions:

For the above reasons the proposal will be an appropriate development in the street scene and it complies with Local Plan policies. It is therefore recommended that conditional planning permission be granted.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

Planning Application Case Officer: David Baker
Direct Line Telephone Number: 01992 564514
or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

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