

Report Item No: 1

APPLICATION No:	EPF/2214/14
SITE ADDRESS:	Land and garages off Burton Road Debden Loughton Essex IG10 3TA
PARISH:	Loughton
WARD:	Loughton Broadway
DESCRIPTION OF PROPOSAL:	Erection of 52 affordable dwellings with 27 parking spaces, private gardens and amenity space.
DECISION:	Refused 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=568330

REASON FOR REFUSAL

- 1 By reason of its bulk, design and density in terms of numbers of dwellings, the proposal would have an overbearing relationship with neighbouring land to the detriment of the visual amenities of the locality. Accordingly, the proposal is contrary to CP7 and DBE2 of the adopted Local Plan and Alterations., which are consistent with the national Planning Policy Framework.

WAY FORWARD

Members made clear they would be likely to view a less intense development more favourably, particularly if the flat blocks were reduced in height to three storeys.

Report Item No: 2

APPLICATION No:	EPF/2297/14
SITE ADDRESS:	32 Rous Road Buckhurst Hill Essex IG9 6BW
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Double storey side and part double storey rear extension with new porch to front entrance.
DECISION:	Granted 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=568791

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: 3

APPLICATION No:	EPF/2300/14
SITE ADDRESS:	Loughton B B Q 169 - 171 High Road Loughton Essex IG10 4LF
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Mr Hasan Dagdelen
DESCRIPTION OF PROPOSAL:	Change of existing temporary use of ground level of 169 High Road as a restaurant to permanent restaurant use.
RECOMMENDED DECISION:	Granted 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=568830

CONDITIONS

- 1 The use hereby approved shall only be carried out in connection with the use of no. 171 High Road as a restaurant and shall not be carried out as a separate planning unit.

Report Item No: 4

APPLICATION No:	EPF/2869/14
SITE ADDRESS:	Triangular green area to the front of Shrubs and Tubs Garden Centre High Road Chigwell, Essex, IG7 6NT
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Telecommunications installation comprising of the erection of a 15m high Elara street pole, coloured green, together with 3 ground based cabinets and ancillary development.
DECISION:	Prior Approval Required and Refused

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=571951

REASON FOR REFUSAL

- 1 The proposed pole and cabinets, by reason of their position, height and bulk, would detract from the appearance of the adjoining garden centre. They would also obstruct views of the retrial frontage to the garden centre to the detriment of its business activity.
- 2 The proposed pole and cabinets, by reason of their height and bulk, and position next to a busy pedestrian route, would be a visually obtrusive development that would detract from visual amenity in the street scene.