

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

**Committee:** Area Planning Sub-Committee **Date:** 23 November 2016  
South

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

**Members Present:** G Chambers (Chairman), R Baldwin, A Beales, R Brookes, K Chana, S Heap, R Jennings, J Jennings, H Kauffman, J Knapman, A Lion, G Mohindra, S Murray, C P Pond, C C Pond, C Roberts, D Roberts and D Wixley

**Other Councillors:**

**Apologies:** A Patel, L Girling, L Mead, B Sandler, L Wagland and S Watson

**Officers Present:** S Solon (Principal Planning Officer), J Leither (Democratic Services Officer), A Hendry (Senior Democratic Services Officer) and T Carne (Public Relations and Marketing Officer)

### **36. WEBCASTING INTRODUCTION**

The Chairman made a short address to remind all present that the meeting would be broadcast on the Internet, and that the Council had adopted a protocol for the webcasting of its meetings.

### **37. ELECTION OF VICE CHAIRMAN**

In the absence of the Vice-Chairman, who had tendered his apologies, the Chairman requested nominations for the role of Vice-Chairman.

#### **RESOLVED:**

That Councillor K Chana be elected Vice-Chairman for the duration of the meeting.

### **38. MINUTES**

#### **RESOLVED:**

That the minutes of the last meeting of the Sub-Committee held on 26 October 2016 be agreed.

### **39. DECLARATIONS OF INTEREST**

Pursuant to the Council's Code of Conduct Councillor S Murray declared a non pecuniary interest in the following item by virtue of knowing an objector in his

capacity as a Councillor. The Councillor advised that he would remain in the meeting for the duration of the discussion and voting thereon:

- EPF/2445/16 – Flat C, 66 Valley Hill, Loughton, Essex IG10 3AT

**40. ANY OTHER BUSINESS**

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

**41. DEVELOPMENT CONTROL**

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

**RESOLVED:**

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

**42. PROBITY IN PLANNING - APPEAL DECISIONS**

The Sub-Committee received a report regarding Probity in Planning – Appeal Decisions 1 April 2016 to 30 September 2016.

The report advised the decision making committees of the results of all successful allowed appeals, particularly those refused by committee to officer recommendation. The purpose was to inform Members of the consequences of their decisions in this respect and in cases where the refusal was found unsupportable on planning grounds, an award of costs could be made against the Council.

Since 2011/12 there had been two local indicators, one measured all planning application type appeals as a result of committee reversals of officer recommendations (GOV08) and the other measured the performance of officer recommendations and delegated decisions (GOV07).

Over the six month period between 1 March 2016 and 30 September 2016, the Council received 49 decisions on appeals (48 of which were planning related appeals, the other 1 was enforcement related).

GOV07 and 08 measured planning application decisions and out of a total of 48, 18 were allowed (37.5%). Broken down further, GOV07 performance was 8 out of 32 allowed (25%) and GOV08 performance was 10 out of 16 (62.5%).

For the Area Plans South Sub-Committee, there were 6 appeals allowed against decisions made.

**RESOLVED:**

That the Probity in Planning report covering the period April 2016 to September 2016 be noted.

**CHAIRMAN**

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/2042/16
<b>SITE ADDRESS:</b>	Royal Oak PH Forest Road Loughton Essex IG10 1EG
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>DESCRIPTION OF PROPOSAL:</b>	Partial demolition and extension of the former Royal Oak public house and change of use to provide 5 flats, demolition of 171 Smarts Lane and redevelopment for 9 flats, and associated parking and landscaping (14 flats in total).
<b>DECISION:</b>	Refuse Permission

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

[http://planpub.eppingforestdc.gov.uk/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=586274](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=586274)

**REASON FOR REFUSAL**

- 1 By reason of its bulk, massing and scale, the component of the proposed development rear of the original building fronting Forest Road would not respect its setting, especially in relation to the adjacent Epping Forest. As a consequence, the proposed development would cause harm to the character and appearance of the locality and detract from its visual amenities, contrary to Local Plan and Alterations policies CP2(iv), CP7 and DBE1(i), which are consistent with the National Planning Policy Framework.
- 2 By reason of its height, bulk, siting and layout, the proposed development would have a relationship to 150 and 152 Forest Road and 175 Smarts Lane that is likely to cause significant harm to the living conditions of those dwellinghouses and their gardens. The proposal would appear overbearing when seen from those neighbours to the detriment of their outlook. Furthermore, the proximity of windows facing 150 Forest Road would be likely to give rise to a strong perception of overlooking of its rear garden, thereby causing further harm to the living conditions of that dwelling. As a consequence the proposal is contrary to Local Plan and Alterations policy DBE9, which is consistent with the National Planning Policy Framework.
- 3 Existing levels of parking stress within both Forest Road and Smarts Lane appear high and the proposal fails to demonstrate the consequence of the proposed development for parking stress in the locality. Moreover, the proposal fails to make provision for off-street parking in accordance with the adopted "Parking Standards: Design and Good Practice" (Essex County Council, 2009). In the circumstances, and having regard to the absence of evidence to the contrary, it appears likely the

proposal would exacerbate parking stress in the locality to an extent that would be harmful to the amenities of neighbouring residents. As a consequence, and notwithstanding the proximity of the site to Loughton town centre and its accessibility by public transport, the substandard provision of off-street parking provision is without justification. Accordingly, the proposal is contrary to Local Plan and Alterations policy ST6, which is consistent with the National Planning Policy Framework.

- 4 The proposal does not make provision for delivery vehicles to turn within the site. Delivery vehicles seeking to access the development would therefore be likely to park in the street or within the development, causing temporary obstruction. If such vehicles park in the development, they are subsequently likely to reverse from it into Smarts Lane without adequate visibility of the highway. It therefore appears that the proposal is likely to cause excessive traffic congestion for temporary periods and result in conditions detrimental to highway safety. Accordingly, the proposal is contrary to Local Plan and Alterations policy ST4, which is consistent with the National Planning Policy Framework.

*Way forward:*

Members considered a reduced proposal in terms of numbers of dwellings and bulk of the built form could address the objections raised.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1904/16
<b>SITE ADDRESS:</b>	Land to the rear of Hatfield House E15 Acting School Rectory Lane Loughton Essex
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	Phased development to provide higher education facilities (Use Class D1) and permission for the permanent retention and external upgrade of the two existing studio buildings, together with associated landscaping and highways works.
<b>DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=585934](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=585934)

**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: 31464-IW-SA-00-DR-A-100 SITE LOCATION PLAN, 31464-IW-SA-00-DR-A-101 EXISTING SITE PLAN, 31464-IW-SA-00-DR-A-102 EXISTING SITE SECTIONS, 31464-IW-SA-00-DR-A-0001 PROPOSED GROUND FLOOR, 31464-IW-SA-01-DR-A-0001 PROPOSED FIRST FLOOR, 31464-IW-SA-XX-DR-A-0001 PROPOSED SITE ELEVATIONS, 31464-IW-SA-XX-DR-A-0002 EXISTING AND PROPOSED ELEVATIONS - EXISTING STUDIOS, 31464-IW-SA-XX-DR-A-0003 PROPOSED ELEVATIONS - TECHNICAL BLOCK AND LARGE STUDIO BLOCK, 31464-IW-SA-XX-DR-A-0004 PROPOSED ELEVATIONS - MAIN STUDIO BUILDING, 31464-IW-SA-00-DR-A-1010 PROPOSED SITE PLAN, 31464-IW-SA-XX-DR-A-1011 PROPOSED SITE SECTIONS and 31464-IW-SA-XX-DR-A-1012 PROPOSED LANDSCAPING PLAN
- 3 Materials to be used for the external finishes of the proposed development shall match those as outlined within pages 32, 33 and 36 of the Design and Access Statement which corresponds with plan no's: 31464-IW-SA-XX-DR-A-0002 EXISTING AND PROPOSED ELEVATIONS - EXISTING STUDIOS, 31464-IW-SA-XX-DR-A-0003 PROPOSED ELEVATIONS - TECHNICAL BLOCK AND LARGE STUDIO BLOCK and 31464-IW-SA-XX-DR-A-0004 PROPOSED ELEVATIONS - MAIN STUDIO BUILDING, unless otherwise agreed in writing by the Local Planning

Authority.

- 4 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]
  
- 5 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]
  
- 6 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.
  
- 7 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.

- 8 The recommendations as shown in Innovation Group environmental services Phase 1 habitat survey dated May 2016 shall be followed unless otherwise agreed in writing with the Local Planning Authority.
- 9 No conversion/demolition or preliminary groundworks of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the local planning authority.
- 10 No works shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme should include but not be limited to:
  - Provision of infiltration tests results in line with BRE365. If infiltration is found unviable, the runoff discharged from the development should be limited to not more than 5l/s.
  - Provide attenuation storage for all storm events up to and including the 1 in 100 year storm event including 40% climate change uplift.
  - Provide detailed modelling of the different SuDS features i.e. source control features dimensions and storage volumes (including design drawings).
  - Provide demonstration of enough treatment from all parts of the development in accordance with the CIRIA SuDS Manual C753.
  - Provide details of the final outfall from the development/pond. If the final outfall is to the surface water sewers, provide written permission from the relevant Water Authority to discharge into their surface water network.
  - Provide a drainage layout showing the exceedance flow routes.
- 11 No works shall take place until a scheme to minimise the risk of offsite flooding caused by surface water run-off and groundwater during construction works has been submitted to, and approved in writing by, the local planning authority. The scheme shall subsequently be implemented. The scheme shall be implemented as approved.
- 12 No works shall take place until a Maintenance Plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed, in writing, by the Local Planning Authority.
- 13 The applicant or any successor in title shall maintain yearly logs of maintenance which shall be carried out in accordance with any approved Maintenance Plan. These shall be available for inspection upon a request by the Local Planning Authority.
- 14 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.
- 15 No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 16 No development shall take place, 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.
- 17 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.
- 18 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**

<b>APPLICATION No:</b>	EPF/1665/16
<b>SITE ADDRESS:</b>	21 Alderton Hill Loughton Essex IG10 3JD
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Alderton  Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing property and erection of a replacement dwelling.
<b>DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=585386](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=585386)

**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:  
Site location plan  
1915:01  
1915:02  
1915:11 revision E  
1915:13 revision B  
1915:21  
1915:22  
1915:23
  
- 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 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 of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
  
- 7 Prior to first occupation of the development hereby approved, the proposed window opening in the western flank elevation shall be entirely fitted with obscured glass and have a fixed frame 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.
  
- 8 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.
  
- 9 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: 4**

<b>APPLICATION No:</b>	EPF/2256/16
<b>SITE ADDRESS:</b>	Willow Park Farm Millers Lane Chigwell Essex IG7 6DG
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Row
<b>DESCRIPTION OF PROPOSAL:</b>	New single-family dwelling house
<b>DECISION:</b>	Refuse Permission

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=586813](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=586813)

**REASON FOR REFUSAL**

- 1 The proposal amounts to conspicuous and inappropriate development in the Green Belt that would have an excessive adverse impact upon the openness of the Green Belt for which appropriate special circumstances do not exist. The development is therefore contrary to policies CP2, GB2A and GB7A of the adopted Local Plan, and to the NPPF and National Planning Guidance.
- 2 The proposed development would have a detrimental impact on the character and appearance of the countryside in an area of local landscape significance for which no special demonstration of need has been put forward. The proposed development is therefore contrary to policies LL1 and LL2 of the adopted Local Plan and Alterations and the NPPF
- 3 Notwithstanding the first two reasons for refusal, the proposed building and associated development by reasons of its siting, bulk, mass and form would be a prominent and intrusive development out of character with the pattern of form of development in the area and detrimental the general amenity and the character of the area, contrary to policies DBE1 and DBE4 of the adopted Local Plan and Alterations and the NPPF.
- 4 Notwithstanding the first three reasons for refusal, the application is inadequate and deficient in detail in respect of the extent of the residential curtilage of the dwelling such that the Local Planning Authority is unable to fully satisfy itself that the proposed curtilage and associated managed landscape would not further impact on the open character of the landscape, contrary to policy GB4 of the adopted Local Plan and the NPPF

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/2445/16
<b>SITE ADDRESS:</b>	Flat C 66 Valley Hill Loughton Essex IG10 3AT
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Roding
<b>DESCRIPTION OF PROPOSAL:</b>	Provision of studio flat in roof space, formation of car park to rear and landscaping of front garden area.
<b>DECISION:</b>	Refuse Permission

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

[http://planpub.eppingforestdc.gov.uk/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=587734](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=587734)

**REASONS FOR REFUSAL**

- 1 By reason of an excessive under provision of private amenity space for all of the flats within the development adjoining 66 Valley Hill, the formation of an additional flat within the roof space gives rise to an intensity of use of the site that results in poor living conditions for the occupants of all the flats. The under provision could not be remedied without resulting in unacceptable off-street car parking arrangements. Accordingly, the development is contrary to Local Plan and Alterations policies DBE8 and DBE11, which are consistent with the National Planning Policy Framework.
- 2 By reason of its small size and poor outlook, the flat within the roof space has poor living conditions and consequently amounts to a poor form of development. Adequate outlook could not be achieved without causing either excessive overlooking of neighbouring gardens and/or harm to the appearance of the building. Accordingly, the development is contrary to Local Plan and Alterations policy DBE11, which is consistent with the National Planning Policy Framework.

*Way forward:*

Members considered an alternative form of development that incorporated the flat in the roof space with the first floor flat together with an appropriate reconfiguring of parking space provision could address the objections raised.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/1214/16
<b>SITE ADDRESS:</b>	17 Algiers Road Loughton Essex IG10 4NG
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>DESCRIPTION OF PROPOSAL:</b>	Siting of a mobile home in rear garden for use as a "granny annexe" - amended scheme deleting access from Algiers Close
<b>DECISION:</b>	Refuse Permission

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=584426](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=584426)

**REASONS FOR REFUSAL**

- 1 By reason of its size, siting and intended use, the proposed stationing of the mobile home within the rear garden of 17 Algiers Road would be at odds with the prevailing pattern of development in the locality and would be likely to amount to an undesirable precedent for similarly harmful development within the locality. The proposal is therefore considered to result in excessive harm to the character and appearance of the locality, contrary to Local Plan and Alterations policy DBE11, which is compliant with the National Planning Policy Framework.

*Way forward:*

Members considered the Applicant could address the objections raised and meet her own requirements by way of an alternative proposal for an enlargement of the existing house.

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/2817/16
<b>SITE ADDRESS:</b>	Car park adjacent to Buckhurst Hill Underground Station Victoria Road Buckhurst Hill Essex IG9 5ES
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	Prior notification application for a telecommunications installation comprising of the erection of a 12.5m high Pandora Pole supporting 3 no. shrouded antennas, the installation of 2 no. equipment cabinets located within a compound at ground level and associated development. To be located in the south east corner of the car park 8m away from the station building.
<b>DECISION:</b>	Prior Approval Required and Granted

**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=588778](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=588778)

**CONDITIONS**

NONE

**Report Item No: 8**

<b>APPLICATION No:</b>	EPF/2269/16
<b>SITE ADDRESS:</b>	16 Scotland Road Buckhurst Hill Essex IG9 5NR
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey rear extension (Revision to withdrawn application EPF/0899/16)
<b>DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=586894](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=586894)

**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 Prior to first occupation of the development hereby approved, the proposed window openings in the flank elevations of the extension hereby approved and of the original house 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.
- 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: 9**

<b>APPLICATION No:</b>	EPF/2295/16
<b>SITE ADDRESS:</b>	33 Amberley Road Buckhurst Hill Essex IG9 5QW
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey side extension.
<b>DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=587095](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=587095)

**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, 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.
- 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.
- 5 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.



**Report Item No: 10**

<b>APPLICATION No:</b>	EPF/2406/16
<b>SITE ADDRESS:</b>	131 Queens Road Buckhurst Hill Essex IG9 5BH
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	Rear extension, of a single storey, with a floor level set some 0.7m lower than the floor level of the lower ground floor; with a floor level 3.5m lower than natural ground level. Sunken courtyard to side of proposed extension with steps up to rear garden.
<b>DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=587594](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=587594)

**CONDITIONS**

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

**Report Item No: 11**

<b>APPLICATION No:</b>	EPF/2321/16
<b>SITE ADDRESS:</b>	131 Queens Road Buckhurst Hill Essex IG9 5BH
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	Extension of lower ground courtyard. Extension of ground floor with new rear sliding doors and new brickwork to match existing stock.
<b>DECISION:</b>	Grant Permission (With Conditions)

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=587213](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=587213)

**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 Brickwork of external walls of the proposed development shall match that of the existing house, unless otherwise agreed in writing by the Local Planning Authority.
- 3 Prior to first occupation of the development hereby approved, the proposed window opening in the rear elevation to the cloakroom shall be entirely fitted with obscured glass and have a fixed frame 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.
- 4 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 window or other opening shall be created to either flank of the rear extension hereby permitted at ground floor level without the prior written permission of the Local Planning Authority.
- 5 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.
- 6 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.

- 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.

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