

Report Item No:1

APPLICATION No:	EPF/2762/16
SITE ADDRESS:	18 Albion Park Loughton Essex IG10 4RB
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	TPO/EPF/33/88/ T3 - Hawthorn - Fell. TPO/ EPF/02/89/ T3 - Cypress - Fell
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=588673

CONDITIONS

- 1 Two replacement trees, of a species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed, unless varied with the written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, dies or becomes seriously damaged or defective another tree 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.
- 2 The felling authorised by this consent shall be carried out only after the Local Planning Authority has received, in writing, 5 working days prior notice of such works.

Report Item No:2

APPLICATION No:	EPF/2314/15
SITE ADDRESS:	Brandons Gravel Lane Chigwell Essex IG7 6DQ
PARISH:	Chigwell Lambourne
WARD:	Chigwell Village Lambourne
DESCRIPTION OF PROPOSAL:	Removal of existing private vehicular access points to Gravel Lane. Enlargement and gating of existing agricultural vehicular access point as main point of access to site including sections of enclosing brick wall. Creation of new private carriageway from new main access point to dwelling. Retention of 1.8m fence at front of existing dwelling.
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=579057

CONDITIONS

- 1 The soft landscaping as shown within A786 Studio 'Arboricultural Plan' Drawing number PAB/PP03-RevA dated 20th October 2016 shall be implemented within 1 month of the date of this consent. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand in writing.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: PA-B/PP03 - Rev A; PA-B/PP02, and PA-B/PP01 Rev A.

Report Item No:3

APPLICATION No:	EPF/0537/16
SITE ADDRESS:	49 Manor Road Chigwell Essex IG7 5PL
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Retain raised ground levels to parts of rear garden.
DECISION:	Refuse Permission

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=582919

REASON FOR REFUSAL

- 1 The application appears to misrepresent the extent of land raising carried out at the application site. It appears the land raising carried out is over a larger area than indicated in some of the application drawings and that the increase in levels adjacent to 47 Manor Road is significantly more than the 400mm indicated. Moreover, the development carried out appears to also include the erection of a retaining wall and the erection of an outbuilding. By reason of its height in relation to land levels at 47 Manor Road and its proximity to the site boundary with 47 Manor Road the development as a whole is likely to result in excessive overlooking of the rear garden of 47 Manor Road and appear excessively overbearing when seen from that rear garden. The trees in the rear garden adjacent to the works carried out cannot be relied upon as permanent mitigation of the harm to the living conditions of 47 Manor Road. As a consequence, the proposed development is likely to cause significant harm to the living conditions of 47 Manor Road contrary to Local Plan and Alterations policy DBE9 which is consistent with the National Planning Policy Framework.

Way forward:

Members considered restoring land levels to the levels prior to the commencement of the development and removal associated works that are either required for the land raising operations or rely upon them, including a retaining wall and part of an out building, is likely to address the objections raised.

Report Item No: 4

APPLICATION No:	EPF/2228/16
SITE ADDRESS:	Forest House Nursery Road Loughton Essex IG10 4EA
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Ground floor single-storey kitchen and study/ bedroom extension; and second floor bedroom extension above existing first floor (revision to EPF/1733/14 not yet implemented)
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=586713

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 house, 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:5

APPLICATION No:	EPF/2370/16
SITE ADDRESS:	14 Park Hill Loughton Essex IG10 4ES
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Ground floor rear extension; roof alteration with a loft conversion (Amendment to EPF/0070/16 reduction in number of dormers)
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=587475

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:
7890/00 E, 7980/01, 7980/02, 7890/03 E, 7890/04 E, 7890/05 E, 7890/06, 7890/07 E.
- 3 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 4 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 5 No development, including works of demolition or site clearance, shall take place until details of the retained landscaping (trees / hedges) and their methods of protection (in accordance with BS5837:2012 -Trees in relation to design, demolition and construction –Recommendations) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details unless the Local Planning Authority gives its written consent to any variation.

Report Item No:6

APPLICATION No:	EPF/2663/16
SITE ADDRESS:	Chigwell School High Road Chigwell Essex IG7 6QF
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Single storey extension to existing dining room and refurbishment of existing dining facilities
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=588339

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:
1152_GL_001 Site Location Plan
1152_GL_002 Existing Site Plan
1152_GL_012 Proposed Site Plan
1152_GA_001 Existing Ground Floor Plan
1152_GA_011 Proposed Ground Floor Plan
1152_GA_012 Proposed Roof Plan
1152_GE_001 Existing West Elevation
1152_GE_002 Existing South Elevation
1152_GE_003 Existing North Elevation
1152_GE_004 Existing and Proposed West Context Elevation
1152_GE_011 Proposed West Elevation
1152_GE_012 Proposed South Elevation
1152_GE_013 Proposed North Elevation
1152_GS_001 Existing Section AA
1152_GS_002 Existing Section BB
1152_GS_011 Proposed Section AA
1152_GS_012 Proposed Section BB
1152_D_001 Dining Hall Interior West Wall Elevation
1152_D_002 Dining Hall Interior Window Openings Details
1152_D_003 Dining Hall West Wall and Window Section
1152_D_004 Dining Hall Interior Window Detail
1152_D_005 Dining Hall Plan Detail - New Glazing and Existing Wall
1152_DEM_001 Demolition Plan
1152_V_001 Concept Model Views
1152_V_002 Concept Model Views

- 3 The windows proposed to be removed from the dining hall and Swallow Room shall be removed and, with the exception of glass to be used in the development, stored in accordance with details submitted to an approved in writing by the District Council prior to the commencement of the development hereby approved. The windows shall be stored in accordance with the approved details in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

- 4 Samples of the types and details of colours of all the external finishes shall be submitted for approval in writing by the Local Planning Authority prior to the commencement of the development, and the development shall be implemented in accordance with such approved detail.

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

Report Item No: 7

APPLICATION No:	EPF/2666/16
SITE ADDRESS:	Chigwell School High Road Chigwell Essex IG7 6QF
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Grade II listed building consent for single storey extension to existing dining room and refurbishment of existing dining facilities
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=588353

CONDITIONS

1. The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.

2. The development hereby permitted will be completed strictly in accordance with the approved drawings nos:
 - 1152_GL_001 Site Location Plan
 - 1152_GL_002 Existing Site Plan
 - 1152_GL_012 Proposed Site Plan
 - 1152_GA_001 Existing Ground Floor Plan
 - 1152_GA_011 Proposed Ground Floor Plan
 - 1152_GA_012 Proposed Roof Plan
 - 1152_GE_001 Existing West Elevation
 - 1152_GE_002 Existing South Elevation
 - 1152_GE_003 Existing North Elevation
 - 1152_GE_004 Existing and Proposed West Context Elevation
 - 1152_GE_011 Proposed West Elevation
 - 1152_GE_012 Proposed South Elevation
 - 1152_GE_013 Proposed North Elevation
 - 1152_GS_001 Existing Section AA
 - 1152_GS_002 Existing Section BB
 - 1152_GS_011 Proposed Section AA
 - 1152_GS_012 Proposed Section BB
 - 1152_D_001 Dining Hall Interior West Wall Elevation
 - 1152_D_002 Dining Hall Interior Window Openings Details
 - 1152_D_003 Dining Hall West Wall and Window Section
 - 1152_D_004 Dining Hall Interior Window Detail

1152_D_005 Dining Hall Plan Detail - New Glazing and Existing Wall
1152_DEM_001 Demolition Plan
1152_V_001 Concept Model Views
1152_V_002 Concept Model Views

- 3 The windows proposed to be removed from the dining hall and Swallow Room shall be removed and, with the exception of glass to be used as part of the works, stored in accordance with details submitted to an approved in writing by the District Council prior to the commencement of the works hereby approved. The windows shall be stored in accordance with the approved details in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

- 4 Samples of the types and details of colours of all the external finishes shall be submitted for approval in writing by the Local Planning Authority prior to the commencement of the development, and the development shall be implemented in accordance with such approved detail.

Report Item No:8

APPLICATION No:	EPF/2664/16
SITE ADDRESS:	95 Hainault Road Chigwell Essex IG7 5DL
PARISH:	Chigwell
WARD:	Chigwell Village Grange Hill
DESCRIPTION OF PROPOSAL:	Erection of railings and gates between brick piers at the front boundary.
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=588340

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, 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.
- 3 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.

- 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

APPLICATION No:	EPF/2665/16
SITE ADDRESS:	Haylands 48 High Road Chigwell Essex IG7 6DL
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Demolition of existing dwelling and replacement with new dwelling with basement (revised submission to approved EPF/0743/16) revisions to include two no. 3 car garages, dome over entrance to house, outdoor swimming pool, reduced in volume main house and enlarged basement.
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=588341

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: FNZ-001, FNZ-002 Rev A, FNZ-003 Rev A, FNZ-301 Rev A, FNZ -302, FNZ-303, FNZ-304 Rev A and FNZ-305 Rev A
- 3 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 4 No development shall take place until details of foul and surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 5 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no development generally

permitted by virtue of Class A, B and E of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

- 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 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.
- 9 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.
- 10 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.
- 11 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tools. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
- 12 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and

08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

Report Item No:10

APPLICATION No:	EPF/3015/16
SITE ADDRESS:	21 The Broadway Loughton Essex IG10 3SP
PARISH:	Loughton
WARD:	Loughton Broadway
DESCRIPTION OF PROPOSAL:	Change of use from use for purposes within Use Class A1 (shops) to use for purposes within Use Class A5 (hot food takeaway)
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=589344

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, E01, PL01
- 3 Equipment shall be installed to suppress and disperse cooking/food preparation fumes and smell to a minimum. The equipment shall be effectively operated and maintained for so long as the use continues. Details of the equipment shall be submitted to, and approved by, the Local Planning Authority and the equipment shall be installed and be in full working order prior to the commencement of use.
- 4 Prior to the premises being brought into use for the purpose hereby permitted, a scheme providing for the adequate storage of refuse from this use shall be submitted to and approved by the Local Planning Authority. The scheme shall be carried out and thereafter retained at all times.
- 5 The hot food takeaway hereby permitted shall not be open to customers outside the hours of 12:00 to 23:00 Monday to Friday and 12:00 to 22:30 on Sundays.
- 6 Adequate provision for foul drainage from the kitchen shall be submitted to and approved by the Local Authority. Drains serving the kitchens in the development shall be fitted with a grease separator, as detailed in the Building Regulations 2000, Approved Document H (Drainage and waste disposal), to comply with prEN 1825-1 and designed in accordance with prEN 1825-2 (Installations for separation of grease) or other effective means of grease removal. The approved drainage shall

be retained and maintained while the site is in use.