Report Item No: 1

APPLICATION No:	EPF/2114/17
SITE ADDRESS:	62 Borders Lane Loughton Essex IG10 3QX
PARISH:	Loughton
WARD:	Loughton Alderton
DESCRIPTION OF PROPOSAL:	Notification for Prior Approval for a Change of Use from A1 to A3.
DECISION:	Approval Required and Granted (with Conditions)

Click on the link below to view related plans and documents for this case:
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=597953

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: Location Plan, Site Plan, P100 dated 24/7/2017.

3 The restaurant hereby permitted shall not be open to customers / members outside the hours of 07:00 to 23:00 on Monday to Saturday and 09:00 to 22:30 on Sundays and Bank Holidays. No primary cooking shall take place outside of those times and no ventilation and extraction equipment shall be operated outside of those times.

4 No development, including any works to implement the use hereby approved, shall take place until details of the location, layout and specification of ventilation and extraction equipment, together with the means of odour control, have been submitted to and approved in writing by the Local Planning Authority. The use hereby approved shall not be commenced until the approved equipment has been installed. Thereafter, the equipment shall be retained and maintained in accordance with manufacturer's specifications unless otherwise agreed in writing b the Local Planning Authority. No primary cooking shall take place in the premises unless the approved equipment is operated.

5 Prior to the installation of any new fixed plant equipment, including air conditioning units, details of their size, location and technical specification shall be submitted to and approved in writing by the Local Planning Authority. The rating level of noise (as defined by BS4142:2014) emitted from any air conditioning/condenser units/mechanical plant shall not exceed 5dB(A) above the prevailing background noise level. For the purposes of this condition, the measurement position and

assessment shall be made according to BS4142:2014. All fixed plant equipment, including air conditioning units, installed at the premises shall be in accordance with the details approved by the Local Planning Authority.

6 Prior to the premises being brought into use for the purpose hereby permitted, a scheme providing for the 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.

7 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 any updated or replacement Building Regulations Document.

Report Item No: 2

APPLICATION No:	EPF/0877/17
SITE ADDRESS:	55 Hainault Road Chigwell Essex IG7 5DH
PARISH:	Chigwell
WARD:	Chigwell Village Grange Hill
DESCRIPTION OF PROPOSAL:	Front garden boundary walls and gates and new paving.
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=593136

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 drawing no: 6080/2 E

3 The site boundary with 53 Hainault Road shall be enclosed in accordance with the details shown on drawing number 6080/2 E. No other boundary treatment shall be erected unless otherwise agreed in writing by the Local Planning Authority.

4 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.

5 The vehicular access shall be constructed with an appropriate dropped kerb vehicular crossing of a maximum width of 4.5 metres. The width of the access at its junction with the highway shall not be less than 3 metres and shall be provided of the footway. No unbound material shall be used for the surface of that part of the driveway/parking area on the site that is within 6m of the carriageway.

6 Prior to first use of the new access any redundant dropped kerbs shall be fully reinstated including the footway as necessary.

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.

Report Item No: 3

APPLICATION No:	EPF/1961/17
SITE ADDRESS:	2 Connaught Avenue Loughton Essex IG10 4DP
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Amendment to approved applications EPF/2826/16 and EPF/0029/17 (for two storey side and rear extension, alterations to roof and elevations, including removal of garage and outbuilding at the rear) comprising the provision of a games room in the loft with 2 dormer windows on the front elevation, and one dormer window at the rear.
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=597398

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: 4

APPLICATION No:	EPF/2165/17
SITE ADDRESS:	38 Chigwell Lane Loughton Essex IG10 3NY
PARISH:	Loughton
WARD:	Loughton Alderton
DESCRIPTION OF PROPOSAL:	Warehouse extension with addition of windows to side elevations
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=598236

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 Prior to first occupation of the development hereby approved, the proposed window openings in the northern flank elevations shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.

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/2187/17
SITE ADDRESS:	43 Smarts Lane Loughton Essex IG10 4BU
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Modification & extension of existing ground floor rear extension, with flat roof.
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:
http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=598337

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 existing fencing at the boundary with 45 Smarts Lane shall be retained.

3 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 vent, grill or other opening shall be inserted in the side elevations of the rear extension without the prior written permission of the Local Planning Authority.

4 Access to the roof over the extension hereby approved shall be for maintenance or emergency purposes only and the roof shall not be used as a seating area, roof garden, terrace, patio or similar amenity area.

5 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.

6 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: 6

APPLICATION No:	EPF/2226/17
SITE ADDRESS:	46 Spareleaze Hill Loughton Essex IG10 1BT
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Demolition of an existing house and erection of a replacement 6 bed 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=598513

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:
314-EX-01
314-PL-01
314-PL-02
314-PL-03
314-PL-04
Design and Access Statement

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 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 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the garage hereby approved shall be retained so that it is capable of allowing the parking of cars together with any ancillary storage in connection with the residential use of the site, and shall at no

time be converted into a room or used for any other purpose.

6 No development shall take place until details of the means of enclosing the site boundaries together with details of landscaping of the site, including tree planting in the front garden, and the proposed times of proposed planting (linked to the development schedule), have been submitted to and approved in writing by the Local Planning Authority. The site shall be enclosed in accordance with the approved details and the approved landscaping shall be carried out in accordance with the approved details and at those times.

7 No development shall take place until details of tree planting, as indicated on drawing 314-PL-02, including positions or density, species and planting size and a timetable for implementation (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. If within a period of five years from the date of planting any tree, or replacement, is removed, uprooted or destroyed or 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 it's written consent to any variation.

8 No development shall take place until details of the proposed surface materials for the driveway and front path 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 surface treatment 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.

9 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors vehicles.

10 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.

11 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.

12 Concurrently with the construction of the house hereby approved and prior to first occupation of the house hereby approved a sight screen of a solid and opaque material of 1.7m in height relative to the surface of the terrace shall be erected along the side edge of both terraces nearest the properties on adjoining plots, as indicated on drawing 314-PL-02 and side elevations to drawing 314-PL-04. The sight screens shall thereafter be retained as such.

13 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.

14 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 in a flank elevation above ground floor level without the prior written permission of the Local Planning Authority.

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 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 immediately before leaving the site.

Report Item No: 7

APPLICATION No:	EPF/2252/17
SITE ADDRESS:	Oak Field House Debden Road Loughton Essex IG10 2NY
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Erection of a general-purpose outbuilding, in the south east part of the grounds, constructed from oak timber with a pitched, slate-tile roof, designed to match the existing structure on the northern boundary (which is used to garage cars and to provide separate swimming pool plant and changing rooms).
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=598614

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 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.