

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 30 May 2018
South

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 10.50 pm
High Street, Epping

Members Present: D Sunger (Chairman), A Patel (Vice-Chairman), A Beales, R Brookes, S Heap, R Jennings, J Jennings, H Kauffman, A Lion, S Murray, S Neville, M Owen, C P Pond, C C Pond, D Roberts and D Wixley

Other Councillors:

Apologies: R Baldwin, G Chambers, K Chana, J Knapman, L Mead, G Mohindra, C Roberts, B Sandler and J Share-Bernia

Officers Present: S Solon (Principal Planning Officer), A Hendry (Senior Democratic Services Officer) and J Leither (Democratic Services Officer)

1. 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. He also stated that he would be a non-voting chairman.

2. MINUTES

RESOLVED:

- (1) That the minutes of the meeting of the Sub-Committee held on 18 April 2018 be taken as read and signed by the Chairman as a correct record; and
- (2) That the minutes of the meeting of the Sub-Committee held on 25 April 2018 be taken as read and signed by the Chairman as a correct record.

3. DECLARATIONS OF INTEREST

- (a) Pursuant to the Council's Code of Member Conduct, Councillor A Patel declared a pecuniary interest in the following item of the agenda. The Councillor had determined that as his interest was pecuniary he would leave the meeting for the consideration of the application and voting thereon:
 - EPF/1608/17 – Forest Place, Roebuck Lane, Buckhurst Hill IG9 5QL
- (b) Pursuant to the Council's Code of Member Conduct, Councillor D Wixley declared a non-pecuniary interest in the following item of the agenda by virtue of chairing Loughton Town Council's Recreational Committee that looked after

the nearby car park. 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/0193/18 – 19 Cranleigh Gardens, Loughton IG10 3DD

4. ANY OTHER BUSINESS

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

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

The Sub-Committee noted Local Plan – Planning Policy briefing note.

6. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 10 be determined as set out in the attached schedule to these minutes.

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/1608/17
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 2 storey building fronting Roebuck Lane, single storey detached building and detached house adjoining boundary with Linders Field 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 of site and 17 spaces within redesigned frontage area adjacent to Roebuck Lane). AMENDMENTS PROPOSED: erection of bridge link from rear car park to adjacent building; erection of porch; alterations to bin store; alterations to elevation details; alteration to frontage parking area layout and accesses.
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=595716

REASON FOR REFUSAL

- 1 Notwithstanding proposed screen fencing, by reason of its siting adjacent to neighbouring gardens, its link to parking areas and its elevated position in relation to adjacent gardens, the proposed accessway adjacent to the southern and eastern site boundaries would be likely to give rise to noise from motor vehicles using it that would detract from the enjoyment of the adjacent gardens. The harm caused to the amenities of those gardens would amount to excessive harm to the living conditions of the dwellinghouses they serve, contrary to Local plan and Alterations policy DBE9 and to Draft Local Plan (Submission Version 2017) policy DM 9 (H(ii)), which are consistent with the NPPF.

- 2 By reason of its poor detailed design, particularly that of dormer windows in the north, south and east facing elevations, the proposed amendments to the appearance of the approved building would appear incongruous, failing to complement its design and detracting from its appearance. As a consequence, the proposal would not amount to high quality design that relates positively to and

contribute to the distinctive character of the locality, contrary to Local Plan and Alterations policies CP2(iv), CP7 and DBE1, and to Draft Local Plan (Submission Version 2017) policy DM 9 (paragraphs A and D) which are consistent with the NPPF.

Way forward:

Members considered either deleting the accessway from the proposal or proposing an enforceable mechanism for mitigating the harm likely to be caused by its use by motor vehicles using it may address the first reason for refusal. In relation to the second reason for refusal, Members considered sensitive alterations to enhance the appearance of the building, including the replacement of modern design dormer windows with dormer windows of traditional design, would be likely to address their objection.

Report Item No: 2

APPLICATION No:	EPF/2885/17
SITE ADDRESS:	39 Traps Hill Loughton Essex IG10 1SZ
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Demolition of existing house and replace with 2 new houses.
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=601614

REASON FOR REFUSAL

- 1 By reason of the subdivision of the site, the relatively narrow and deep plan of the proposed houses and limited separation between them together with their unsympathetic modern design, the proposal would result in an unsympathetic change that fails to relate positively to its context or make a positive contribution to the character of the locality. As a consequence, the proposal would cause harm to the character and appearance of the locality and amount to a material consideration weighing in favour of similarly harmful development in the locality, contrary to Local Plan and Alterations policies CP2(iv), CP7 and DBE1, and to Draft Local Plan (Submission Version 2017) policy DM 9 (paragraphs A and D), which are consistent with the NPPF.

Way forward:

Members considered there is no way forward for any proposal that results in the subdivision of the site.

Report Item No: 3

APPLICATION No:	EPF/3512/17
SITE ADDRESS:	Land to the rear of 33-37 Hillyfields Loughton Essex IG10 2PT
PARISH:	Loughton
WARD:	Loughton Fairmead Loughton St Johns
DESCRIPTION OF PROPOSAL:	Construction of new access with 7 no. three bed houses and 2 no. two bed houses and associated parking
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=603953

REASON FOR REFUSAL

- 1 By reason of the relationship of Block A to Block B and limited distance separating them, Block A would cause significant overshadowing of the front elevation of part of Block B such that the front elevations of the southern 3 houses of Block B the would be likely to receive poor levels of daylight in their front rooms with the consequence that the living conditions of those dwellings would be unacceptably poor. The proposal is therefore contrary to local Plan and Alterations policy DBE9 and to Draft Local Plan (Submission Version 2017) policy DM 9 (paragraph H(i)), which are consistent with the NPPF.

Way forward:

Having regard to the physical constraints of the site Members did not consider there is a way forward for a development of the scale proposed and suggested the Applicant consider implementing the previously consented scheme (permission reference EPF/2913/16).

Report Item No: 4

APPLICATION No:	EPF/0193/18
SITE ADDRESS:	19 Cranleigh Gardens Loughton Essex IG10 3DD
PARISH:	Loughton
WARD:	Loughton Roding
DESCRIPTION OF PROPOSAL:	Subdivision of dwelling into two separate dwellings. Minor ground floor infill extension at rear. First floor rear extension.
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=604873

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:

19 -09 -01, 19-09-02 and Design and Access Statement.
- 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 extensions, roof enlargements or outbuildings larger than 10 cubic metres generally permitted by virtue of Classes A, B and E of Part 1 of Schedule 2 to the Order shall be undertaken at either dwellinghouse hereby approved without the prior written permission of the Local Planning Authority.
- 4 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.
- 5 The development shall not be commenced until details of the treatment of all boundaries including drawings of any gates, fences, walls or other means of enclosure have been submitted to and approved in writing by the local planning authority. The approved boundary treatments shall be completed prior to the first occupation of the development and shall thereafter be permanently retained and maintained.

- 6 Prior to the commencement of the development, a scheme providing for the storage of refuse shall be submitted to and approved in writing by the Local Planning Authority. The Scheme shall be implemented in accordance with those approved details.
- 7 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.
- 8 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.
- 9 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.
- 10 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.
- 11 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.
- 12 Prior to the commencement of the development hereby approved, details of proposed off-street car parking provision at the application site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. For the purposes of this condition a parking space shall measure 2.5m by 5m.

- 13 One of the houses hereby approved shall only be occupied by a person dependant on the occupants of the other approved house for their day to day care, and by their spouse/civil partner and other dependant relative unless otherwise approved in writing by the Local Planning Authority.

And subject to the completion, within 6 months, of a S106 Legal agreement to secure appropriate financial contributions for the management and monitoring of visitors to the Epping Forest Special Area of Conservation and monitoring of air quality.

Report Item No: 5

APPLICATION No:	EPF/0199/18
SITE ADDRESS:	Royal Oak Forest Road Loughton Essex IG10 1EG
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Application for variation of condition 2 'plan numbers' on planning application EPF/2706/17 (Partial demolition of the former Royal Oak public house and change of use to provide 4 flats, demolition of 171 Smarts Lane and redevelopment for 6 dwellings, and associated parking and landscaping (10 dwellings in total)) - first floor extension to plot 5 above the drive and ground floor rear extension to plot 10.
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=604896

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years from 20 December 2017
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: P200 rev C, P201, P202, P203, P204, P205, P206, P207, P208 rev B, P209 rev A, P210 rev A, P211 rev C, P212 and P213 rev A
- 3 No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. 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 Phase 2 site investigation condition that follows]

- 4 Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, 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 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.
- 9 No development shall take place, including any ground works or demolition, until a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The Plan shall provide for the following all clear of the highway:
- Safe access into the site
 - The parking of vehicles of site operatives and visitors
 - Loading and unloading of plant and materials
 - Storage of plant and materials used in constructing the development
 - Wheel and underbody washing facilities.

The approved plan shall be adhered to throughout the construction period.

- 10 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 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.
- 11 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.

- 12 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/maturity 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/maturity as that originally planted shall, within 3 months, be planted at the same place.
- 13 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 shall subsequently be implemented prior to occupation and should include but not be limited to:
- Surface water run-off from the development restricted to no higher than 8l/s for all storm events up to the 1 in 100 inclusive of climate change (40%) storm event. This is subject to confirmation from the relevant authority to discharge up to this maximum rate into the off-site surface water drainage network.
 - Surface water managed on site up to the 1 in 100 inclusive of climate change (40%) storm event. It should be demonstrated that all properties are safe from flooding up to this design event.
 - Groundwater testing.
 - Final detailed modelling of the whole pipe network and storage on site.
 - An appropriate amount of treatment for all areas of the site which is demonstrated to be in line with the CIRIA SuDS Manual C753.
 - Detailed engineering drawings of each component of the drainage scheme.
 - A final drainage plan highlighting conveyance and exceedance routes, location and sizing of storage features, FFLs and ground levels, outfalls and discharge rates from the site.
- 14 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 and prevent pollution has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.
- 15 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. Should any part be maintainable by a Maintenance Company, details of long term funding arrangements should be provided.

The applicant or any successor in title must maintain yearly logs of maintenance which should be carried out in accordance with any approved Maintenance Plan. These must be available for inspection upon a request by the Local Planning Authority.

- 16 No construction works above ground level shall take place until samples where required and other 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.
- 17 Prior to the commencement of development other than ground works, details of measures to permanently identify the designated route for the public footpath within the site, including ground markings and signage, and measures to prevent the route being blocked by vehicles, shall be submitted to and approved by the Local Planning Authority. The works shall be fully implemented prior to first occupation of any of the dwellings hereby permitted
- 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.
- 19 The public footpath crossing the site, known as Footpath 129 shall be marked out and permanently retained in a good state of repair and remain available for public use throughout the development, unless otherwise agreed by the Local Planning Authority.
- 20 Prior to the first occupation of the development hereby permitted, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council.
- 21 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.
- 22 The bin and cycle stores indicated on the plans hereby approved shall be fully completed in accordance with the details in the application prior to first occupation of any other dwellings in the development. The facilities shall thereafter remain available for all residents use in perpetuity.
- 23 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, D, E and F of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

- 24 Notwithstanding the details shown on drawing number P201, the means of enclosure of the site adjoining its boundary with the rear garden of 175 Smarts Lane shall be no less than 2 metres high. For the purposes of this condition height shall be measured at the application site.
- 25 Prior to the first occupation of the development hereby approved the free-standing pole sign of the former public house situated at the Forest Road frontage of the application site shall be restored and offered to Loughton Town Council. For the purposes of this condition the pole sign comprises of the gantry, posts and sign.

Report Item No: 6

APPLICATION No:	EPF/0287/18
SITE ADDRESS:	51 High Road Loughton Essex IG10 4JE
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Proposed conversion of existing house to form three 2-bed flats. Erection of two storey attached building to incorporate two 2-bed flats plus car parking.
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=605316

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:
CLEF/18/01
CLEF/18/02
CLEF/18/03
CLEF/18/04
CLEF/18/05
CLEF/18/07
CLEF/18/08
CLEF/18/09
CLEF/18/10
CLEF/18/11
CLEF/18/12
CLEF/18/13 Outline of proposed building dismissed at appeal
CLEF/18/13 Roof plan
Supporting 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 Prior to first occupation of the development hereby approved, the proposed window openings in the eastern flank elevation, facing the boundary with no. 53 High Road, the kitchen window to flat C, the bathroom window to flat D and the bathroom window of flat B, 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.
- 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 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 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.
- 7 The parking areas shown on the approved plan CLEF/18/10 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.
- 8 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The assessment shall demonstrate that adjacent properties shall not be subject to increased flood risk and, dependant upon the capacity of the receiving drainage, shall include calculations of any increased storm run-off and the necessary on-site detention. The approved measures shall be carried out prior to the substantial completion of the development hereby approved and shall be adequately maintained in accordance with the approved management and maintenance plan.
- 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.

- 10 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.
- 11 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.
- 12 The refuse storage facility shown on the approved plans shall be completed prior to the first occupation of the development and shall thereafter be retained free of obstruction and used for the storage of refuse and recycling only and for no other purpose, unless otherwise agreed in writing by the Local Planning Authority.
- 13 Prior to first occupation of the development the existing redundant dropped kerbs shall be fully reinstated to full height kerbing and footway.
- 14 Prior to first occupation of the development, the Developer shall be responsible for the provision and implementation 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.
- 15 There shall be no discharge of surface water onto the Highway.
- 16 The balcony shown on plan CLEF/18/05 and on plan CLEF/18/07 shall have an obscure glazed sight screen 1.7m in height relative to the surface of the balcony along the edge of the balcony nearest the boundary with no. 53 High Road. The sight screen shall be in place prior to first occupation of the flat to which the balcony serves and shall be retained as such thereafter.
- 17 An electric vehicle charging point shall be provided for each of the approved dwellings prior to first occupation
- 18 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.

And subject to the completion, within 6 months, of a S106 agreement to secure a financial contribution towards the monitoring of visitors to the Epping Forest SAC and to air quality within the SAC.

Report Item No: 7

APPLICATION No:	EPF/0339/18
SITE ADDRESS:	2 Gladstone Road Buckhurst Hill Essex IG9 5SW
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Two storey and single storey side and rear extension.
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=605554

REASON FOR REFUSAL

- 1 By reason of its prominent siting, disproportionate size in relation to the existing house and its unsympathetic roof design, the proposed extension would fail to complement the appearance of the existing house and consequently cause significant harm to the character and appearance of the locality contrary to Local plan and Alterations policy DBE10 and to Draft Local Plan (Submission Version 2017) policies DM 9 (paragraph A (i) & (ii) and DM 10 (paragraph E), which are consistent with the NPPF.

Members were aware the proposed extension would have a greater ground area and length to the existing extended house and would be of similar width to it. Members were also aware that the front and side elevations of the extension would appear highly prominent in the street scene due to the location of the site, position of the extension in relation to the street and changes in land levels in Gladstone Road.

Having regard to its size and location Members concluded the proposal would amount to a disproportionate enlargement of the existing house that would appear highly prominent within the street scene, failing to complement the existing house.

Members also were aware the roof design of the two-storey part of the proposed extension comprised of a pair of gables linked by an undisguised substantial area of flat roof. They considered the roof design to be disjointed and contrived and consequently harmful to the appearance of the flank elevation. Given the siting of the proposal Members found the flank elevation of the proposal would appear highly prominent in the street scene.

On the basis of its disproportionate size, poor roof design that detracts from the flank elevation and prominent siting, Members concluded the proposal as a whole would fail to complement the

appearance of the existing house, detract from the appearance of the street scene and therefore cause excessive harm to the character and appearance of the locality.

Members did not consider there to be a way forward for the proposal that is likely to overcome their objections.

Report Item No: 8

APPLICATION No:	EPF/0471/18
SITE ADDRESS:	38 High Beech Road Loughton Essex IG10 4BL
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	To replace 1 existing dwelling (detached) with 2 new dwellings (semi-detached).
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=605995

REASON FOR REFUSAL

- 1 By reason of it's bulk, height, massing and the box like design of rear dormer windows, the proposed dwellings would result in an unsympathetic change that fails to relate positively to its context or make a positive contribution to the character of the locality. As a consequence, the proposal would cause harm to the character and appearance of the locality and amount to a material consideration weighing in favour of similarly harmful development in the locality, contrary to Local Plan and Alterations policies CP2(iv), CP7 and DBE1, and to Draft Local Plan (Submission Version 2017) policy DM 9 (paragraphs A and D), which are consistent with the NPPF.

Way forward

Members considered a well designed reduced scheme may overcome their objections but did not consider there to be a way forward for a scheme of similar scale.

Report Item No: 9

APPLICATION No:	EPF/0486/18
SITE ADDRESS:	53 Queens Road Buckhurst Hill Essex IG9 6DN
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Change of use of ground floor from retail (Class A1) to use as Nail Bar (Sui Generis)
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=606036

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 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development (England)) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order), the premises shall only be used for the purpose hereby permitted and shall not be permitted to change to any use falling within a different use class without prior consent from the Local Planning Authority.
- 3 A window display shall be maintained in the premises at all times such that views into the shop are retained.

Report Item No: 10

APPLICATION No:	EPF/0487/18
SITE ADDRESS:	53 Queens Road Buckhurst Hill Essex IG9 6DN
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Application for variation of condition 6 'use restriction' on planning application EPF/0837/16 (Conversion and extension of existing premises. Retention of Class A1 retail unit on street frontage. Change of use of first floor from use ancillary to A1 use to Class C3 (A) residential. Rear part of existing retail unit to change use from A1 to Class C3 (A) residential to allow use for financial and professional services (Use Class A2))
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=606037

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 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development (England)) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order), the premises shall only be used for the purpose hereby permitted and shall not be permitted to change to any use falling within a different use class without prior consent from the Local Planning Authority.
- 3 A window display shall be maintained in the premises at all times such that views into the shop are retained.

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