

Report Item No: 1

APPLICATION No:	EPF/1058/18
SITE ADDRESS:	Marlescroft Way Loughton Essex IG10 3NA
PARISH:	Loughton
WARD:	Loughton Alderton
DESCRIPTION OF PROPOSAL:	Formation of off-street parking to provide staff parking for the EFDC depot at Oakwood Hill during working hours, and parking for the public outside of these times, especially for access to adjacent fields. A new footpath and zebra crossing will be created to provide safe access to the fields.
DECISION:	Deferred

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=608254

Deferred

Deferred for consideration following a Members site visit

Report Item No: 2

APPLICATION No:	EPF/1840/18
SITE ADDRESS:	42 Thaxted Road Buckhurst Hill Essex IG9 6AW
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Replace existing extension with proposed 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=611655

CONDITIONS

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

Report Item No: 3

APPLICATION No:	EPF/2040/18
SITE ADDRESS:	69 Church Hill Loughton Essex IG10 1QP
PARISH:	Loughton
APPLICANT:	Reformer Ltd
DESCRIPTION OF PROPOSAL:	Demolition of the existing bungalow and replacement with a block of 10 apartments.
DECISION:	Refused

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

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=612520

REFUSED

1. By reason of its bulk and height and detailed design including balconies and significant glazing to the front elevation, the proposed development would fail to respect its setting appearing incongruous within the established pattern of development on the eastern side of Church Hill, which predominantly comprises of houses with gardens. As a consequence the proposal would cause significant harm to the character and appearance of the locality, contrary to Local Plan and Alterations policy DBE1 and to Local Plan (Submission Version 2017) policy DM 9 (paragraphs A and D), which are consistent with the National Planning Policy Framework.
2. By reason of its failure to provide sufficient private amenity space, the proposal would not provide adequate living conditions for its occupants, contrary to Local Plan and Alterations policy DBE8 and to Local Plan (Submission Version 2017) policy DM 10 (paragraph B), which are consistent with the National Planning Policy Framework.
3. By reason of its bulk, height and siting in relation to 73 Church Hill, the proposed development would cause a loss of light to windows in the flank elevation such that it's living conditions would be adversely affected, contrary to Local Plan and Alterations policy DBE9 and to Local Plan (Submission Version 2017) policy DM 9 (paragraph H(i)), which are consistent with the National Planning Policy Framework.
4. By reason of the size and location of the proposed parking area in relation to the rear gardens and rear elevations of neighbouring properties, activity arising from its ordinary use by motor vehicles is likely to give rise to a degree of noise and pollution that would detract to the enjoyment of adjacent rear gardens, 67a and 73 Church Hill and 56, 60 and 62 The Uplands, causing harm to the living conditions of those neighbouring dwellings. The proposal is therefore contrary to Local Plan and Alterations policy DBE9 and to Local Plan (Submission Version 2017) policy DM 9 (paragraph H(iv)), which are consistent with the National Planning Policy Framework.

Way Forward:

Members did not consider there is a way forward for a proposal of similar scale but did consider the site suitable for redevelopment for 2 houses with gardens to the rear.