

To: Ian Ansell, Development Management
From: Melinda Barham, Trees and Landscape
Date: 20th November 2019
Your ref:
Our ref: PL/MB/EPF/2502/19



Address - Grange Court, 72 High Road, Chigwell

Proposal –Variation of condition 2 `Plan numbers' of EPF/3264/17 (Conversion, extension and partial demolition of existing building to provide 14 flats with associated parking and landscaping. Change of use from residential school building (Use Class C2) to residential (Use Class C3) - - alterations to layout within listed building, and to layout and elevations in the extensions.

Comments -

We object to this proposal on the grounds that it is contrary to -

Policy LL10 – Adequacy for the provision of landscape retention
Policy DM5 Submission version of EFDC Local Plan (Dec 2017) – *‘Development proposals must be accompanied by sufficient evidence to demonstrate that the retention and protection of trees (including veteran trees)...’*

This site is within the Chigwell Conservation Area – as such all trees are legally protected.

There is nothing within the addendum to the original Design & Access statement that makes any reference to the revised parking layout or landscaping layouts for the whole site.

The parking areas, how they could be achieved without impact in retained trees, and at the same time providing additional trees (to compensate for losses), was discussed in great detail at the time of the previous application.

We do not consider that the scheme now submitted is appropriate. It has not been accompanied with a revised tree report for, not only the frontage car parking area, but to also address alterations to the rear garden.

We are also aware that work under EPF/3264/17 was commenced last winter to make emergency repairs. Although some tree protection has been installed, information on this, and several other pre commencement conditions have still not been received by the Council for approval.

To guide the applicant we would not be expect the hard and soft landscaped areas to differ significantly from what was present for EPF/3264/17.

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