

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 7 January 2015
South

Place: Roding Valley High School, Brook **Time:** 7.30 - 9.10 pm
Road, Loughton, Essex IG10 3JA

Members Present: J Hart (Chairman), N Wright (Vice-Chairman), K Angold-Stephens, G Chambers, K Chana, R Jennings, H Kauffman, J Knapman, A Lion, L Mead, Mrs C P Pond, C C Pond, C Roberts, B Sandler, Mrs T Thomas and D Wixley

Other Councillors:

Apologies: L Girling, H Mann, G Mohindra, S Neville and Mrs L Wagland

Officers Present: S Solon (Principal Planning Officer), P Pledger (Assistant Director (Housing Property)), M Jenkins (Democratic Services Assistant), A Hendry (Democratic Services Officer) and S Mitchell (PR Website Editor)

55. 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.

56. MINUTES

RESOLVED:

That the minutes of the last meeting of the Sub-Committee held on 26 November 2014 be agreed.

57. DECLARATIONS OF INTEREST

There were no declarations of interest made at the meeting.

58. ANY OTHER BUSINESS

There was no other business for consideration.

59. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 4 be determined as set out in the attached schedule to these minutes.

60. PROBITY IN PLANNING

The Sub-Committee received a report regarding “Probity in Planning – Appeal Decisions 1 April to 30 September 2014.

In compliance with the recommendation of the District Auditor, this report advised the decision making committees of the results of all successful allowed appeals. The reason being to inform the committee of the consequences of their decisions in this respect and, in cases where the refusal was found to be unsupportable on planning grounds, an award of costs may have been made against the Council.

Since 2011/12, there had been two local indicators, one measured all planning application type appeals as a result of committee reversals of officer recommendations (KPI55) and the other which measured the performance of officer recommendations and delegated decisions (KPI54).

Over the six month period between 1 April and 30 September 2014, the Council received 36 decisions on appeals (29 of which were planning related appeals, the other 7 were enforcement related).

KPI54 and 55 measured planning application decisions and out of a total of 29, 10 were allowed (34.5%), broken down further KPI54 performance was 4 out of 18 allowed (22.2%) and KPI55 performance was 6 out of 11 (54.6%).

Out of the planning appeals that arose from decisions of the committees to refuse contrary to the recommendation put to them by officers during the 6 month period, the Council was not successful in sustaining the committee’s objection in the following cases from this sub-committee:

- (1) EPF/0942/14 69 Queens Road, Buckhurst Hill, retention of ground floor rear extension; and
- (2) EPF/2595/13 Chigwell Food and Wine, 10 Brook Parade, High Road, Chigwell, change of use from Class A1 to Class A5 takeaway use together with installation of extract duct on roof of cold room at the rear.

Therefore, the committees were urged to continue to heed the advice that if they were considering setting aside the officer’s recommendation it should only be in cases where Members were certain that they were acting in the wider public interest and where there was a good indication of success at defending the decision.

However, the Sub-Committee had been successful in the following 3 cases where an appeal had been dismissed following a committee reversal of officer recommendation:

- (a) EPF/0219/14 49 Southern Drive, Loughton, single storey side and rear extension with part second storey to side and rear;
- (b) EPF/2664/13 48 Church Lane, Loughton, re-development of site to create four detached dwellings, formation of vehicular access and car parking; and
- (c) EPF/0941/13 Land adjacent 20 Ollards Grove, Loughton, new semi-detached house and alterations to existing dwelling.

Of 7 enforcement notice appeals decided, 2 were allowed and 5 were dismissed. One of these appeals was within the Plans South area and was dismissed.

It was advised that there had been an award for costs against the Council during this period. Members were also advised that recent appeal changes allowed planning inspectors to award costs against a party that had behaved unreasonably even if neither the Council or the appellant had applied for costs.

Whilst performance in defending appeals had improved during the last couple of years, Members were reminded that in refusing planning permission there needed to be justified reasons that were not only relevant and necessary but also sound and defensible.

RESOLVED:

That the report regarding Probity in Planning Appeal Decisions 1 April to 30 September 2014 be noted.

CHAIRMAN

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Report Item No: 1

APPLICATION No:	EPF/2214/14
SITE ADDRESS:	Land and garages off Burton Road Debden Loughton Essex IG10 3TA
PARISH:	Loughton
WARD:	Loughton Broadway
DESCRIPTION OF PROPOSAL:	Erection of 52 affordable dwellings with 27 parking spaces, private gardens and amenity space.
DECISION:	Refused 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=568330

REASON FOR REFUSAL

- 1 By reason of its bulk, design and density in terms of numbers of dwellings, the proposal would have an overbearing relationship with neighbouring land to the detriment of the visual amenities of the locality. Accordingly, the proposal is contrary to CP7 and DBE2 of the adopted Local Plan and Alterations., which are consistent with the national Planning Policy Framework.

WAY FORWARD

Members made clear they would be likely to view a less intense development more favourably, particularly if the flat blocks were reduced in height to three storeys.

Report Item No: 2

APPLICATION No:	EPF/2297/14
SITE ADDRESS:	32 Rous Road Buckhurst Hill Essex IG9 6BW
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Double storey side and part double storey rear extension with new porch to front entrance.
DECISION:	Granted 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=568791

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/2300/14
SITE ADDRESS:	Loughton B B Q 169 - 171 High Road Loughton Essex IG10 4LF
PARISH:	Loughton
WARD:	Loughton Forest
APPLICANT:	Mr Hasan Dagdelen
DESCRIPTION OF PROPOSAL:	Change of existing temporary use of ground level of 169 High Road as a restaurant to permanent restaurant use.
RECOMMENDED DECISION:	Granted 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=568830

CONDITIONS

- 1 The use hereby approved shall only be carried out in connection with the use of no. 171 High Road as a restaurant and shall not be carried out as a separate planning unit.

Report Item No: 4

APPLICATION No:	EPF/2869/14
SITE ADDRESS:	Triangular green area to the front of Shrubs and Tubs Garden Centre High Road Chigwell, Essex, IG7 6NT
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Telecommunications installation comprising of the erection of a 15m high Elara street pole, coloured green, together with 3 ground based cabinets and ancillary development.
DECISION:	Prior Approval Required and 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=571951

REASON FOR REFUSAL

- 1 The proposed pole and cabinets, by reason of their position, height and bulk, would detract from the appearance of the adjoining garden centre. They would also obstruct views of the retrial frontage to the garden centre to the detriment of its business activity.
- 2 The proposed pole and cabinets, by reason of their height and bulk, and position next to a busy pedestrian route, would be a visually obtrusive development that would detract from visual amenity in the street scene.