

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 1 April 2015
South

Place: Roding Valley High School, Brook **Time:** 7.30 - 10.20 pm
Road, Loughton, Essex IG10 3JA

Members Present: J Hart (Chairman), N Wright (Vice-Chairman), K Angold-Stephens, G Chambers, K Chana, L Girling, R Jennings, H Kauffman, J Knapman, H Mann, G Mohindra, Mrs C P Pond, C C Pond, C Roberts, B Sandler, H Ulkun, Mrs L Wagland, Ms S Watson, S Weston and D Wixley

Other Councillors:

Apologies: A Lion, L Mead, S Neville and Mrs T Thomas

Officers Present: J Godden (Principal Planning Officer), J Leither (Democratic Services Assistant), A Hendry (Democratic Services Officer) and T Carne (Public Relations and Marketing Officer)

73. 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.

74. MINUTES

RESOLVED:

That the minutes of the last meeting of the Sub-Committee held on 4 March 2015 be agreed.

75. DECLARATIONS OF INTEREST

There were no declarations of interest pursuant to the Council's Code of Member Conduct.

76. ANY OTHER BUSINESS

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

77. 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.

78. EXCLUSION OF PUBLIC AND PRESS

The Sub-Committee noted that there were no items of business on the agenda that necessitated the exclusion of the public and press from the meeting,

CHAIRMAN

Report Item No.1:

APPLICATION No:	EPF/2664/14
SITE ADDRESS:	Willow Park Farm Millers Lane Chigwell Essex IG7 6DG
PARISH:	Chigwell
WARD:	Chigwell Row
DESCRIPTION OF PROPOSAL:	Demolition of buildings at Willow Park Farm and erection of new detached dwelling.
DECISION:	Referred to District Development Control Committee

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=570892

Members referred this item to District Development Control Committee with a recommendation to refuse.

Report Item No.2:

APPLICATION No:	EPF/2748/14
SITE ADDRESS:	Debra 185 High Road Chigwell Essex IG7 6NU
PARISH:	Chigwell
WARD:	
DESCRIPTION OF PROPOSAL:	Demolition of existing buildings to create new 4 storey plus basement residential development for 13 new flats and ground floor retail space. Re-submission following withdrawal of EPF/2428/14.
DECISION:	Agreed 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=571370

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos:
FEI_001, FEI_100*, FEI_101, FEI_002, FEI_105A and FEI_106*.
- 2 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 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 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.
- 5 Prior to the commencement of works the developer shall submit revised details of refuse storage and collection. These details shall be approved in writing by the Local Planning Authority and the approved details shall be implemented 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.

- 6 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
1. The parking of vehicles of site operatives and visitors
 2. Loading and unloading of plant and materials
 3. Storage of plant and materials used in constructing the development
 4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 5. Measures to control the emission of dust and dirt during construction, including wheel washing.
 6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
 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.
- 7 The ground floor commercial unit shall be used solely for A1 purposes and for no other purpose unless otherwise agreed in writing by the Local Planning Authority.
- 8 The development hereby permitted shall not be commenced until detailed design and method statements (in consultation with London Underground) for all of the foundations, basement and ground floor structures, or for any other structures below ground level, including piling (temporary and permanent), have been submitted to and approved in writing by the local planning authority which:
- provide details on all structures
 - accommodate the location of the existing London Underground structures
 - demonstrate access to elevations of the building adjacent to the property boundary with London Underground can be undertaken without recourse to entering our land
 - demonstrate that there will at no time be any potential security risk to our railway, property or structures
 - accommodate ground movement arising from the construction thereof
 - mitigate the effects of noise and vibration arising from the adjoining operations within the structures
- The development shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the development hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before any part of the building hereby permitted is occupied.
- 9 Prior to first occupation of the development the access arrangements, as shown in principle on YES Engineering drawing no. Figure 1.2 within the Technical Note, to include a minimum access width of 4.8m for the first 6m into the site shall be implemented and provided with a suitable dropped kerb crossing of the footway.
- 10 Prior to first occupation of the development the developer shall upgrade the two existing bus stops, approximately 90m to the north of the site, with raised kerbs to Essex County Council specification.

- 11 Prior to first occupation of the development the vehicle parking and turning areas indicated on the approved plans shall be provided and retained in this form at all times and shall not be used for any other purpose unless otherwise agreed with the Local Planning Authority.
- 12 Prior to first occupation of the proposed 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.

Members also requested that an informative be added as follows:

The developer is asked to make a financial contribution of £10,000 towards provision of a local bus service through Chigwell Parish Council.

Report Item No.3:

APPLICATION No:	EPF/2773/14
SITE ADDRESS:	6 Scotland Road Buckhurst Hill Essex IG9 5NR
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Demolition of existing three bedroom house with detached garage and erection of two no. four bedroom detached 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=571511

REASON FOR REFUSAL

- 1 The proposed two new dwelling houses would result in a development which would be out of character with the street scene which is comprised of semi-detached and large detached houses in this section of the street, as they would be incongruous due to their siting, appearance and width, contrary to policy DBE1 of the adopted Local Plan and Alterations and the National Planning Policy Framework.
- 2 The proposed two dwelling houses would result in a cramped form of development on the site which would be harmful to the amenities of the street scene and neighbouring properties, contrary to policies DBE1 and DBE2 of the adopted Local Plan and Alterations and the National Planning Policy Framework.
- 3 The proposed two dwelling houses would result in a development which would be harmful to the amenities of the neighbouring properties, due to a loss of light and sunlight, contrary to policies DBE2 and DBE9 of the adopted Local Plan and Alterations and the National Planning Policy Framework.

WAY FORWARD

Members suggested that a possible way forward would be for a redevelopment of the site to provide a new single dwelling.

Report Item No. 4

APPLICATION No:	EPF/2875/14
SITE ADDRESS:	Mercedes-Benz 3 Langston Road Loughton Essex IG10 3SD
PARISH:	Loughton
WARD:	Loughton Broadway
DESCRIPTION OF PROPOSAL:	Erection of a new Valet Building and Cosmetic Repair Centre, together with various external works; new boundary and internal palisade fencing; new high level security fencing extending above existing palisade boundary fencing; new hit and miss timber fencing to the existing refuse area and general re-surfacing within the lower car park.
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=571990

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 no's: 5711 - : 020, 021, 022, 023, 024, 025, 026, 027, 028, 029 and 030
- 3 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.
- 4 No development shall take place until details of 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 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 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.
- 7 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]
- 8 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]
- 9 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]

- 10 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.
- 11 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.

Report Item No. 5

APPLICATION No:	EPF/2925/14
SITE ADDRESS:	Land at 1 Powell Road Buckhurst Hill Essex IG9 5RD
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Erection of Assisted Living (Extra Care) accommodation for the frail elderly including communal facilities and car parking. Provision of new double garage for No.1 Powell Road.
DECISION:	Withdrawn by Applicant

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=572199

This item was withdrawn by the applicant prior to the meeting

Report Item No. 6

APPLICATION No:	EPF/3012/14
SITE ADDRESS:	24 Alderton Hill Loughton Essex IG10 3JB
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Demolish garage and replace with two storey extension, 1m from boundary, with continuation of roof above. Attached garage to other side of house, 1.1m from boundary, with "granny flat/studio" above. Three front dormers. Two storey and single storey rear extensions. Associated alterations.
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=572675

REASONS FOR REFUSAL

- 1 The proposed two storey side extension adjacent to No 26 Alderton Hill would result in a development which would be harmful to the amenities of that neighbouring property, especially to their outside terrace area, due to an unacceptable loss of light and sunlight, contrary to policy DBE9 of the adopted Local Plan and Alterations and the National Planning Policy Framework.

WAY FORWARD

Members suggested that a possible way forward would be to reduce the height of the extension adjacent to No 26 Alderton Hill.

Report Item No. 7

APPLICATION No:	EPF/0073/15
SITE ADDRESS:	152 High Road Chigwell Essex IG7 5BQ
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	The demolition of a large existing dwelling and the erection of a replacement building of 5 luxury apartments with 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=573143

REASONS FOR REFUSAL

- 1 The proposed scheme is of an inappropriate scale and type of development, which sets an unacceptable precedent as a development in this area which adversely impacts on the character, local distinctiveness and overall environmental quality and amenity of the locality and the immediate neighbourhood of the High Road contrary to policies CP2, CP7 & DBE1 of the adopted Local Plan and Alterations and the guidance in the National Planning Policy Framework.
- 2 The proposed bulk of the scheme is out of keeping with the street scene as due to its height and bulk it results in an unacceptable adverse visual impact on the character and appearance of the street scene which also impacts on its cohesion as a street with large single houses on large plots, with broad open frontages, set back buildings, mature boundary trees, landscaping and general spaciousness which respect and reinforce this local cohesion contrary to policies CP2, CP7 & DBE1 of the adopted Local Plan and Alterations and the guidance in the National Planning Policy Framework.
- 3 The proposed flats are not a sustainable form of development as they are not capable of being adapted to changing family sizes and compositions, contrary to policies CP1, CP5, CP7 of the adopted Local Plan and Alterations and the guidance in the National Policy Framework.
- 4 The proposed building will have an unacceptably adverse impact on the amenities of 150 High Road Chigwell due to the overbearing size, height and bulk of the building, sense of enclosure and the loss of sunlight to the rear elevation of No 150, contrary to policies DBE2 and 9 of the adopted Local Plan and Alterations and the guidance in the National Planning Policy Framework.

WAY FORWARD

Members suggested the erection of a replacement single dwelling

Report Item No. 8

APPLICATION No:	EPF/0082/15
SITE ADDRESS:	78 Princes Road Buckhurst Hill Essex IG9 5DZ
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Alterations to rear of Victorian dwelling to include first floor extension and upgrading of unsympathetic existing ground floor extensions.
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=573153

REASONS FOR REFUSAL

- 1 The proposed second floor extension would have an unacceptably adverse impact on the amenities of the neighbouring properties as it would be overbearing by reason of its height, mass and location contrary to policy DBE9 of the adopted Local Plan and Alterations and the National Planning Policy Framework.

WAY FORWARD

Members suggested that a possible way forward would be to reduce the size of the second floor extension.

Report Item No. 9

APPLICATION No:	EPF/0125/15
SITE ADDRESS:	43 Valley Hill Loughton Essex IG10 3AQ
PARISH:	Loughton
WARD:	Loughton Roding
DESCRIPTION OF PROPOSAL:	First floor side and rear extension. Single storey 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=573276

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 Prior to first occupation of the development hereby approved, the proposed window openings in the flank elevation 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.

Report Item No. 10

APPLICATION No:	EPF/0163/15
SITE ADDRESS:	61 Deepdene Road Loughton Essex IG10 3PH
PARISH:	Loughton
WARD:	Loughton Alderton
DESCRIPTION OF PROPOSAL:	Demolition of garage and single storey side extension, erection of two bedroom house at end of resulting terrace. New vehicular crossover for existing house.
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=573334

REASON FOR REFUSAL

- 1 The proposed dwelling house would result in a cramped form of development which would be harmful to the amenities of the street scene neighbouring properties, due to a loss of light and sunlight, contrary to policies DBE2 and DBE9 of the adopted Local Plan and Alterations and the National Planning Policy Framework.
- 2 The proposed development provides insufficient private amenity space for the new dwelling which is contrary to policy DBE8 of the adopted Local Plan and Alterations and the National Planning Policy Framework

WAY FORWARD

Members considered that there was no way forward on this site due to its constraints.