

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 30 September 2015
South

Place: Roding Valley High School, Brook **Time:** 7.30 - 9.06 pm
Road, Loughton, Essex IG10 3JA

Members Present: J Hart (Chairman), N Wright (Vice-Chairman), K Angold-Stephens, K Chana, R Jennings, J Knapman, L Mead, A Patel, C P Pond, C C Pond, L Wagland, S Watson and D Wixley

Other Councillors:

Apologies: G Chambers, H Kauffman, A Lion, H Mann, G Mohindra, C Roberts, B Sandler and T Thomas

Officers Present: S Solon (Principal Planning Officer), R Hellier (Agricultural Officer), A Hendry (Senior Democratic Services Officer), S Mitchell (PR Website Editor) and G J Woodhall (Senior Democratic Services Officer)

25. 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.

26. MINUTES

RESOLVED:

That the minutes of the last meeting of the Sub-committee held on 26 August 2015 be agreed and signed by the Chairman as a correct record.

27. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Conduct, Councillor A Patel declared a non pecuniary interest in the following item of the agenda by virtue of a family member owning a nearby site . The Councillor advised that he would leave the meeting for the duration of the discussion on the item and voting thereon:

- EPF/1651/15 – Grangewood House, 43 Oakwood Hill Industrial Estate, Loughton IG10 3TZ

28. ANY OTHER BUSINESS

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

29. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 11 be determined as set out in the attached schedule to these minutes.

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/1670/15
ITE ADDRESS:	26 Ollards Grove Loughton Essex IG10 4DW
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	TPO/EPF/24/89 T5 Silver Fir: Fell due to damage to driveway.
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=577602

CONDITIONS

- 1 A replacement tree of a species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed, unless varied with the written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, dies or becomes seriously damaged or defective another tree 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.
- 2 The felling authorised by this consent shall be carried out only after the Local Planning Authority has received, in writing, 5 working days prior notice of such works.

Report Item No: 2

APPLICATION No:	EPF/1702/15
SITE ADDRESS:	Rear of 71 and 71a Stonards Hill Loughton Essex IG10
PARISH:	Loughton
WARD:	Loughton Roding
DESCRIPTION OF PROPOSAL:	TPO/EPF/11/13: 2 x Leylandii Cypress - Fell due to low amenity value and replace with 2 x Fastigate Hornbeams.
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=577717

REASON FOR REFUSAL

- 1 Although it is recognised that these trees are large, high water demanding species these reasons are not sufficient to justify the loss of their visual and other amenity. The loss of the trees existing and potential visual amenity is therefore contrary to policy LL9 of the Council's Adopted Local Plan and Alterations.

Report Item No:3

APPLICATION No:	EPF/0367/15
SITE ADDRESS:	211 Englands Lane Loughton Essex IG10 2NU
PARISH:	Loughton
WARD:	Loughton Fairmead
DESCRIPTION OF PROPOSAL:	Proposed drop down kerb onto England's Lane and tarmac vehicle access over grass verge and hardstanding front of the property.
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=573855

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 Prior to first occupation of the development the vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall not be less than 3 metres and shall be provided with an appropriate dropped kerb vehicular crossing of the footway and verge.

- 3 There shall be no discharge of surface water onto the Highway.

- 4 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

Report Item No:4

APPLICATION No:	EPF/1201/15
SITE ADDRESS:	Hillview 28 Vicarage Lane Chigwell Essex IG7 6LS
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Outbuilding in rear garden.
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=576358

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 outbuilding hereby approved shall only be used for purposes incidental to the dwelling house on the site. It shall not be used for primary residential accommodation, for example as a living room, bedroom or kitchen and shall not be used for any business or commercial purposes at any time.
- 3 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.
- 4 No development, including works of demolition or site clearance, shall take place until foundation details have been submitted to the Local Planning Authority and approved in writing. The foundations shall consist of pads / piles and an above ground beam design. The pad / pile foundations shall be excavated manually, under the direct supervision of a suitably qualified Arboricultural Consultant. Small roots up to 25mm diameter may be pruned back, for larger roots in excess of 25mm diameter the pad / pile shall be relocated. 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.
- 5 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.

Report Item No:5

APPLICATION No:	EPF/1313/15
SITE ADDRESS:	22 Queens Road Buckhurst Hill Essex IG9 5BY
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr Graham Knight
DESCRIPTION OF PROPOSAL:	Change of use from office space (Use Class B1) to one 1-bedroom flat (Use Class C3). Roof light to front roof slope and roof light and sunpipe to rear roof slope.
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=576638

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:
999.01
999.02
999.03
999.04
999.05
999.06
999.07
999.08
999.09
999.10
999.11
999.13
999.15
Historic Statement Ref. No. 999.HS

- 3 The proposed new roof light on the front roof slope shall be of the conservation type and shall be installed so that it is not any higher than the surrounding roof tiles.

- 4 All construction/demolition works and ancillary operations required to implement the use hereby permitted 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:6

APPLICATION No:	EPF/1320/15
SITE ADDRESS:	136 Manor Road Chigwell Essex IG7 5PR
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Single storey rear extension, front canopy entrance porch, infill side/front addition. New front boundary enclosure and landscaping.
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=576644

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 The existing section of fence, running parallel to the proposed rear extension, and located on the side boundary with number 138 Manor Road, shall be kept in place, or replaced after works are completed, and shall thereafter be retained on a permanent basis.

- 4 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:7

APPLICATION No:	EPF/1367/15
SITE ADDRESS:	9 Hainault Road Chigwell Essex IG7 6QU
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Demolition of existing house and construction of 6 apartments (Revised application to EPF/0693/15)
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=576799

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: P(2-)01, P(2-)02, P(2-)03, P(2-)04, P(2-)05 and P(2-)06
- 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 flank elevations 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 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.
- 6 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.

- 7 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 an 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.
- 8 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.
- 9 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.
- 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 services shall be installed within the root protection area of the horse chestnut and mulberry (at the front of the property) unless the Local Planning Authority gives its prior written approval.
- 12 Prior to the first occupation of development the proposed private drive shall be constructed to a width of 5 metres for at least the first 6 metres from the back edge of the carriageway and provided with an appropriate dropped kerb crossing of the footway.
- 13 Prior to the first occupation of the development the redundant vehicular crossing to the south of the site shall be reinstated to full kerb and footway height.
- 14 Prior to first occupation of the proposed development, the Developer shall be responsible for the provision - per dwelling - and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council.
- 15 Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway.
- 16 There shall be no discharge of surface water onto the Highway.
- 17 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.

Report Item No: 8

APPLICATION No:	EPF/1533/15
SITE ADDRESS:	10 Rous Road Buckhurst Hill Essex IG9 6BL
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Double 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=577241

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 extension shall match those of the existing house, 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:9

APPLICATION No:	EPF/1651/15
SITE ADDRESS:	Grangewood House 43 Oakwood Hill Industrial Estate Loughton Essex IG10 3TZ
PARISH:	Loughton
WARD:	Loughton Alderton
DESCRIPTION OF PROPOSAL:	Change of use from grassed areas to car parking.
DECISION:	Grant 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=577575

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

Report Item No:10

APPLICATION No:	EPF/1748/15
SITE ADDRESS:	60 Englands Lane Loughton Essex IG10 2QQ
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Single storey and two storey side and rear extensions. (Revised application).
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=577783

Members decided to defer their consideration of this application in order that officers provide more detailed information about the impact of the proposal on the living conditions of 62 Englands Lane.

Report Item No:11

APPLICATION No:	EPF/1805/15
SITE ADDRESS:	25 Meadow Way Chigwell Essex IG7 6LR
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	First floor side 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=577933

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

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.

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