

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 29 June 2016
South

Place: Roding Valley High School, Brook Road, Loughton, Essex. IG10 3JA. **Time:** 7.30 - 10.21 pm

Members Present: G Chambers (Chairman), A Patel (Vice-Chairman), R Baldwin, A Beales, R Brookes, K Chana, L Girling, S Heap, H Kauffman, L Mead, G Mohindra, C P Pond, C C Pond and D Wixley

Other Councillors: S Neville

Apologies: R Jennings, J Jennings, J Knapman, A Lion, C Roberts, D Roberts, B Sandler, L Wagland and S Watson

Officers Present: S Solon (Principal Planning Officer), A Hendry (Senior Democratic Services Officer), T Carne (Public Relations and Marketing Officer) and S Kits (Social Media and Customer Services Officer)

8. 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.

9. MINUTES

RESOLVED:

That the minutes of the last meeting of the Sub-Committee held on 01 June 2016 be agreed and signed by the Chairman as a correct record.

10. DECLARATIONS OF INTEREST

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

11. ANY OTHER BUSINESS

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

12. DEVELOPMENT CONTROL

The Sub-Committee considered a schedule of applications for planning permission. They noted that application 1, EPF/0634/16, had been withdrawn by the applicant.

RESOLVED:

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

13. 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/0634/16
SITE ADDRESS:	Land and Garages adjacent 6 Cascade Close (Hornbeam Close Site A) Buckhurst Hill Essex IG9 6JS
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Demolition of garages and replacement with 2 x 2 bed two storey affordable homes with 9 parking spaces and associated landscaping (revised application)
DECISION:	Withdrawn

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=583198

This application was withdrawn by the applicant.

Report Item No: 2

APPLICATION No:	EPF/0215/16
SITE ADDRESS:	Land and Garages to rear of 2 -12 Hornbeam Road (Hornbeam Close Site B) Buckhurst Hill Essex IG9 6JS
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Demolition of garages and replacement with 3 x 3 bed two storey affordable homes with 7 parking spaces and associated landscaping.
DECISION:	Referred to District Development Management 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=582164

Members referred this application to District Development Management Committee with a recommendation that planning permission be refused for the following reason:

By reason of the loss of 11 let garages and the failure of the proposal to make appropriate alternative provision for off-street car parking within the locality, the proposal is likely to exacerbate parking stress in the locality to the detriment of its character and residential amenities. Accordingly, the proposal is an unsustainable form of development, contrary to policies CP3(v) and DBE2 of the Local Plan and Alterations, which are consistent with the National Planning Policy Framework.

Report Item No: 3

APPLICATION No:	EPF/0234/16
SITE ADDRESS:	Land and Garages to the rear of 30-34A Hornbeam Road (adj Hornbeam House) Hornbeam Road Buckhurst Hill Essex IG9 6JT
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Demolition of garages and replacement with 2 x 2 bed two storey affordable homes with 10 parking spaces and associated landscaping.
DECISION:	Referred to District Development Management 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=582198

Members referred this application to District Development Management Committee with a recommendation that planning permission be refused for the following reason:

By reason of the loss of 8 let garages and the failure of the proposal to make appropriate alternative provision for off-street car parking within the locality, the proposal is likely to exacerbate parking stress in the locality to the detriment of its character and residential amenities. Accordingly, the proposal is an unsustainable form of development, contrary to policies CP3(v) and DBE2 of the Local Plan and Alterations, which are consistent with the National Planning Policy Framework.

Report Item No: 4

APPLICATION No:	EPF/0213/16
SITE ADDRESS:	Land and Garages rear of 54 - 60 Hornbeam Road (Bourne House) Buckhurst Hill Essex IG9 6JY
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Demolition of garages and replacement with 2 x 3 bed two storey affordable homes with 5 parking spaces and associated landscaping.
DECISION:	Referred to District Development Management 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=582162

Members referred this application to District Development Management Committee with a recommendation that planning permission be refused for the following reason:

By reason of the loss of 7 let garages and the failure of the proposal to make appropriate alternative provision for off-street car parking within the locality, the proposal is likely to exacerbate parking stress in the locality to the detriment of its character and residential amenities. Accordingly, the proposal is an unsustainable form of development, contrary to policies CP3(v) and DBE2 of the Local Plan and Alterations, which are consistent with the National Planning Policy Framework.

Report Item No: 5

APPLICATION No:	EPF/2637/15
SITE ADDRESS:	Site of 12 garages at rear of numbers 109 to 127 Pyrles Lane Loughton Essex IG10 2NH
PARISH:	Loughton
WARD:	Loughton Fairmead
DESCRIPTION OF PROPOSAL:	Demolition of garages and erection of 2 two storey semi detached affordable homes with 4 parking spaces.
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=579994

REASONS FOR REFUSAL

- 1 By reason of its height, siting and design, the proposed dwellinghouses would appear as an overbearing, intrusive and alien form of development that would detract from outlook from adjacent gardens and flats and from the character and appearance of the locality. Accordingly, the proposal is contrary to Local Plan and Alterations policies CP2(v), DBE1, DBE2 and DBE9.
- 2 By reason of the failure of the proposal to make appropriate provision within the locality for the parking of cars displaced from the application site, including informal parking on the accessway and hardstanding adjacent to the garages, the proposal would be likely to exacerbate parking stress in the locality. As a consequence, the proposal would cause harm to the character of the locality and the amenities enjoyed by local residents. Accordingly, the proposal is an unsustainable form of development, contrary to policies CP3(v) and DBE2 of the Local Plan and Alterations, which are consistent with the National Planning Policy Framework.

Way Forward:

Members considered a way forward could include reducing the height of the dwellinghouses to single-storey only, designing the reduced height dwellings such that they would appear less intrusive when seen from the adjacent flats and their gardens and ensure their detailed design conformed with the design of other buildings in the locality. Members also considered a revised proposal should include measures to ensure the accessway to the houses is kept clear of vehicles and to provide for all off-street parking displaced from the site.

Report Item No: 6

APPLICATION No:	EPF/2752/15
SITE ADDRESS:	3 Church Hill Loughton Essex IG10 1QP
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Retention of lean to structure adjoining outbuilding in south west corner of site - for use as an outdoor covered area for this pre school day nursery.
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=580237

CONDITIONS

NONE

Report Item No: 7

APPLICATION No:	EPF/0925/16
SITE ADDRESS:	32 West Lodge Palmerston Road Buckhurst Hill Essex IG9 5LW
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Proposed demolition of existing building and construction of a replacement building providing 12 flats. (Revised design to approved application EPF/3035/15).
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=583738

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: 269-EX-11, 269-EX-12, 269-PL-12, 269-PL-13, 269-PL-14, 269-PL-15, 269-PL-16 and 269-PL-17
- 3 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes, including doors and windows, 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 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 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.

- 6 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.
- 7 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.
- 8 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.
- 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 material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 11 No development shall take place, including any ground works or demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan shall provide for the following all clear of the highway:
safe access into the site
the parking of vehicles of site operatives and visitors

loading and unloading of plant and materials
storage of plant and materials used in constructing the development
wheel and underbody washing facilities

- 12 Prior to the first occupation of the development the proposed private drive shall be constructed to a minimum width of 5 metres for at least the first 6 metres from the back of carriageway and provided with an appropriate dropped kerb crossing of the footway.
- 13 Prior to first occupation of the development the existing dropped kerb crossings to the site off of Palmerston Road shall be fully reinstated to full height kerbing and footway across the site frontage.
- 14 There shall be no discharge of surface water onto the Highway.
- 15 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 16 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.
- 17 Prior to the occupation of the development hereby approved, 1.8m high obscure glazed privacy screens shall be installed at the outside flanks of the balconies serving Flat numbers 7, 8, 11 and 12 as indicated on drawing number 269-PL-05 rev: B. Thereafter the outside flanks of those balconies shall be permanently enclosed in that manner.

Report Item No: 8

APPLICATION No:	EPF/3102/15
SITE ADDRESS:	49 Coolgardie Avenue Chigwell Essex IG7 5AX
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Erection of a single storey rear extension and two storey 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=581173

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: 9

APPLICATION No:	EPF/0588/16
SITE ADDRESS:	52 Stradbroke Grove Buckhurst Hill Essex IG9 5PF
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Replacement dwelling - demolition of existing bungalow and construction of new 5 bed family dwelling (revised application to previously withdrawn EPF/3198/15)
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=583074

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: JG/P/01, 02 and 03 rev B
- 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 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 development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works to the frontage area (including tree planting) and implementation programme (linked to the development schedule) have been submitted to and 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.

- 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 until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed at the site. The installed cleaning facilities shall be used to clean vehicles wheels immediately before leaving the site.

- 8 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.

- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no extensions and no enlargements of the roof generally permitted by virtue of Classes A and B of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

Report Item No: 10

APPLICATION No:	EPF/0879/16
SITE ADDRESS:	41 Hillyfields Loughton Essex IG10 2PT
PARISH:	Loughton
WARD:	Loughton Fairmead
DESCRIPTION OF PROPOSAL:	Construction of concrete hardstanding for the purpose of parking a vehicle and widening of existing vehicular access.
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=583673

CONDITIONS

- 1 Within three months of the date of this planning permission, details of means to ensure that the parking space surface be made permeable or details of provision to direct run-off water to a permeable or porous ground on land within the same ownership as that of the parking space shall be submitted to and approved in writing by the local planning authority. The details as approved shall be implemented within one month of written approval by the local planning authority and retained as such.

Report Item No: 11

APPLICATION No:	EPF/0945/16
SITE ADDRESS:	89 Spring Grove Loughton Essex IG10 4QE
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Two storey side extension and basement to create space for a gym. Widening the existing 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=583776

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 works to the frontage hereby approved shall incorporate measures to prevent the discharge of surface water onto the adjacent footways.