

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 9 July 2014
South

Place: Roding Valley High School, Brook **Time:** 7.30 - 9.28 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, A Lion, H Mann, L Mead, G Mohindra, S Neville, Mrs C P Pond, C C Pond, B Sandler, Mrs T Thomas, H Ulkun, Mrs L Wagland, S Weston and D Wixley

Other Councillors:

Apologies: H Kauffman, J Knapman, C Roberts and Ms S Watson

Officers Present: N Richardson (Assistant Director (Development Management)), A Hendry (Democratic Services Officer), S Mitchell (PR Website Editor) and R Perrin (Democratic Services Assistant)

11. 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.

12. MINUTES

RESOLVED:

The minutes of the meeting held on 11 June 2014 be taken as read and signed by the Chairman as a correct record.

13. DECLARATIONS OF INTEREST

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

14. ANY OTHER BUSINESS

The Chairman of the Sub-Committee reminded Members of the email the Assistant Director of Governance and Performance Management sent on 8 July 2014 advising that the minority reference could only be made after the Sub-Committee had made a decision on an application and four Members were required to stand to enable this referral to DDCC.

15. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 8 be determined as set out in the attached schedule to these minutes.

16. DELEGATED DECISIONS

The Sub-Committee noted that schedules of planning applications determined by the Director of Governance under delegated authority since the last meeting had been circulated and could be inspected at the Civic Offices.

17. 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/0402/14
SITE ADDRESS:	Gable Lodge 108 Church Hill Loughton Essex IG10 1LH
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Erection of three storey building comprising 11 age exclusive apartments with associated communal facilities, access, parking and landscaping. (Demolition of existing buildings)
DECISION	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=560273

The committees attention was drawn to corrected representations from Loughton Residents Association Plans Group and 1 Church Close.

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:
10-1948-100 C
10-1948-101 A
10-1948-102 C
10-1948-103 C
10-1948-104 A
10-1948-105 C
10-1948-106 C
10-1948-107 C
Submitted existing site plan
001-TR/GL
002/TR/GL
Existing ground floor, first floor and second floor plans
MSC518/Drg 01
Topographical survey
8254/02 Rev A
- 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, 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.
- 5 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.
- 6 All refuse storage shall take place in the area denoted on plan number 10-1948-105 rev C and all refuse collection shall be carried out from the adjacent access onto St Johns Road only.
- 7 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.
- 8 Prior to first construction, the developer shall provide details of noise insulation to be provided between the refuse store area and the unit above.
- 9 Prior to demolition, the developer shall provide details regarding the retention and provision of boundary treatments, both during construction and after development on the boundaries on the site shared with properties in St Johns Road and Church Close.
- 10 Prior to first occupation of the development the existing access onto Church Hill shall be permanently closed incorporating the reinstatement to full height of the footway and kerbing. All details to be agreed with the Highway Authority.
- 11 The proposed development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, including any parking spaces for the mobility impaired, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

- 12 Prior to the commencement of the development the details of the number, location and design of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved facility shall be secure, convenient and covered and provided prior to occupation and retained at all times.
- 13 Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.
- 14 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 15 The development shall be carried out in strict accordance with the recommendations in the bat survey conducted by Marishal Thompson Group dated 19 December 2013, and the Phase 1 Ecological Survey dated 19 December 2013. In particular the developer shall:
 - a) Execute one bat activity survey...April-September 2014, if bats are discovered increase bat surveys in line with current guidelines.
 - b) Restrict tree/scrub removal to outside bird breeding season (October-February), if this is not possible then areas should be checked immediately prior to works commencing by an appropriately trained ecologist.
 - c) Erect Bat and bird boxes within the development design and wherever possible wild flower seed mix (suitably sourced for the area) and native trees and shrubs used to landscape the surrounding area.
- 16 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.
- 17 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]
- 18 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]

- 19 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]
- 20 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.
- 21 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.
- 22 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.

- 23 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: 2

APPLICATION No:	EPF/0439/14
SITE ADDRESS:	Land adj to 22 and 28 Oakwood Hill Industrial Estate Loughton Essex
PARISH:	Loughton
WARD:	Loughton Alderton
DESCRIPTION OF PROPOSAL:	Erection of a new MOT workshop, grounds maintenance workshop with office facilities, glasshouses and associated parking, storage areas and fencing. (Revised application to EPF/0063/13)
DECISION	Deferred

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=560434

This item was deferred to allow officers to seek further clarification and information on noise, vehicle access in respect of highway safety, clarification of Local Plan Policy E8, sound proofing, vacancy position of units on the adjacent industrial estate, biodiversity, highway safety in respect of lorries entering the site from the new access and planting requirement of condition 4 of planning permission EPF/0425/79.

The item was also referred up to District Development Control Committee for decision.

Report Item No: 3

APPLICATION No:	EPF/0846/14
SITE ADDRESS:	53 Roding Lane Buckhurst Hill Essex IG9 6BJ
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Erection of part one and part two storey side extension, ground floor rear extension, rear dormer window and provision of second floor side roof terrace with balustrade.
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=562211

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 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: 4

APPLICATION No:	EPF/0871/14
SITE ADDRESS:	30 Lyndhurst Rise Chigwell Essex IG7 5BA
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Demolition of existing garage and erection of proposed two storey side extension and single storey rear extension. New paved patio to rear. (Revised application to EPF/2723/13)
DECISION:	Refused

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=562310

Reason

- 1 By reason of its height adjacent to the site boundary with 32 Lyndhurst Rise, which is at slightly lower level, the proposed single storey rear extension would appear excessively overbearing when seen from that property and consequently would be harmful to living conditions. Accordingly, the proposal is contrary to policy DBE9 of the adopted Local Plan and Alterations which is consistent with the policies of the National Planning Policy Framework.

Suggested Way Forward: Reduce the height of the proposed single storey rear extension so that its parapet height does not exceed 3 metres.

Report Item No: 5

APPLICATION No:	EPF/0907/14
SITE ADDRESS:	21 Hillcrest Road Loughton Essex IG10 4QH
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Proposed front wall and gate.
DECISION:	Refused

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=562412

Reason

- 1 The proposed wall and gates, by reason of its height and appearance, would be out of keeping and have a detrimental impact on the street scene, contrary to policies CP2, DBE1 (i) of the Council Adopted Local Plan and Alterations and the National Planning Policy Framework.

Suggested Way Forward: To build a suitable front wall and gates of a height allowable under permitted development.

Report Item No: 6

APPLICATION No:	EPF/0935/14
SITE ADDRESS:	4 Habgood Road Loughton Essex IG10 1HF
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	First floor 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/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=562477

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 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/1036/14
SITE ADDRESS:	St. Winifreds Church Manor Road Chigwell Essex IG7 5PS
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Telecommunications installation comprising of the raising of the existing Church Tower by 2.2m so as to house 6 additional antennas and other equipment as part of an upgrade of the existing telecommunications equipment at this church. The existing mock flagpole to be removed.
DECISION:	Withdrawn from Agenda

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=562910

This application was withdraw from the agenda to allow the correct report to accompany the officers recommended decision.

Report Item No: 8

APPLICATION No:	EPF/1070/14
SITE ADDRESS:	20 Hurst Road Buckhurst Hill Essex IG9 6AB
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Two storey side and rear extensions
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=563131

The Committees attention was drawn to representations from 16 and 22 Hurst Road.

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 Other than the ground floor flank elevations, which shall be finished in either facing brick or render, the 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 Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a seating area, roof garden, terrace, patio or similar amenity area.
- 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.