

## EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

**Committee:** Area Planning Sub-Committee **Date:** 29 October 2014  
South

**Place:** Roding Valley High School, Brook Road, Loughton, Essex IG10 3JA **Time:** 7.30 - 9.15 pm

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

**Other Councillors:**

**Apologies:** G Chambers, S Neville, B Sandler, H Ulkun, Mrs L Wagland, Ms S Watson and S Weston

**Officers Present:** N Richardson (Assistant Director (Development Management)), R Perrin (Democratic Services Assistant), T Carne (Public Relations and Marketing Officer), P Tredgett (Information Assistant) and G J Woodhall (Democratic Services Officer)

### 41. 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.

### 42. MINUTES

**RESOLVED:**

That the minutes of the meeting held on 1 October 2014 be taken as read and signed by the Chairman as a correct record.

### 43. DECLARATIONS OF INTEREST

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

### 44. ELECTION OF VICE-CHAIRMAN

The Vice-Chairman was absent from the meeting so the Chairman sought a nomination for Vice-Chairman for the meeting.

**RESOLVED:**

That Councillor K Chana be elected Vice-Chairman for the duration of the meeting.

**45. ANY OTHER BUSINESS**

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

**46. DEVELOPMENT CONTROL**

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

**RESOLVED:**

That the planning applications numbered 1 – 7 be determined as set out in the attached schedule to these minutes.

**47. 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.

**48. 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**

<b>APPLICATION No:</b>	EPF/1153/14
<b>SITE ADDRESS:</b>	Plume of Feathers 123 Church Hill Loughton Essex IG10 1QR
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Johns
<b>DESCRIPTION OF PROPOSAL:</b>	Extension of existing car park with minor amendments to existing paved areas, boundary details and external lighting. Construction of new rear entrance lobby.
<b>DECISION:</b>	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=563512](http://planpub.eppingforestdc.gov.uk/AniTelM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=563512)

**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 Notwithstanding the details submitted, further details of the proposed car park lighting, including their height, finish, and direction and amount of light cast, shall be submitted to and approved by the local planning authority before any work commences on site. Once approved these details shall be implemented in full as part of the development.
- 3 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.
- 4 A Landscape Management Plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved by the Local Planning Authority prior to the first use of the development hereby approved. The landscape management plan shall be carried out as approved.
- 5 No development, including site clearance, shall take place until a scheme of soft landscaping, which shall include the planting of a minimum of 9 new trees, and a statement of the methods, including a timetable, for its Implementation (linked to the development schedule), have been submitted to the Local Planning Authority and approved in writing. The landscape scheme shall be carried out in accordance with the approved details and the agreed timetable. If any plant dies, becomes diseased

or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand in writing.

- 6 The additional area of car parking hereby approved shall only be used for the purpose of car parking for customers of the Plume of Feathers. This area, and areas of the site between the parking bays, accessway and the plot boundary shall not be used for any other purpose, including use as an outside eating or drinking area.
- 7 The proposed 1.8m high fence proposed on the new south east boundary of the car park shall include a pedestrian gate and shall be erected before the extended car park is brought into use.
- 8 The car park lights hereby approved shall be switched off half an hour after the pub and restaurant closes or at midnight, whichever comes sooner.
- 9 The car spaces hereby approved shall be a minimum of 2.5m in width by 5m in depth.
- 10 The development hereby permitted will be completed strictly in accordance with the approved drawings nos 14-1456.PO2 Rev C; 13-1456.PO1; 14-1456.PO3; 14-1456.PO4; 14-1456.PO5.
- 11 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.
- 12 Any clearance works of vegetation and plants approved under condition 5 shall only take place between October and February (inclusive).

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1575/14
<b>SITE ADDRESS:</b>	86 Manor Road Chigwell Essex IG7 5PQ
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>DESCRIPTION OF PROPOSAL:</b>	First floor side extension and new raised roof.
<b>DECISION:</b>	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=565411](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=565411)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1701/14
<b>SITE ADDRESS:</b>	142 Queens Road Buckhurst Hill Essex IG9 5BJ
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	First floor front extension.
<b>DECISION:</b>	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=565913](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=565913)

**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: 4**

<b>APPLICATION No:</b>	EPF/1857/14
<b>SITE ADDRESS:</b>	The Stables 60A Hainault Road Chigwell Essex IG7 6QX
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>DESCRIPTION OF PROPOSAL:</b>	Ground floor side extension
<b>DECISION:</b>	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=566693](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=566693)

**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: 5**

<b>APPLICATION No:</b>	EPF/1940/14
<b>SITE ADDRESS:</b>	Willow Park Farm Millers Lane Chigwell Essex IG7 6DG
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Row
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of buildings at Willow Park Farm and erection of new detached dwelling on adjacent field.
<b>DECISION:</b>	Refuse Permission

**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=567015](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=567015)

**REASON FOR REFUSAL**

- 1 The proposed new dwellinghouse and ancillary garage building are inappropriate development in the Green Belt that would be harmful to its openness and to the open character of the site and locality. The harm caused would be exacerbated by proposed ancillary hard surfacing, driveway and vehicular access. The proposed demolition of buildings on the site and on adjoining land in the applicant's ownership would not outweigh the harm caused by the proposed new development. No other material considerations that outweigh the harm that would be caused exist therefore no very special circumstances in favour of the development can be demonstrated. Accordingly, the proposed development is contrary to the policies of the National Planning Policy Framework and contrary to Local Plan and Alterations Policies GB2A, GB7A and LL2, which are consistent with the policies of the Framework.

**WAY FORWARD**

Members found no justification for the proposal on the restricted application site but were of the view that there may be a case for development that replaced all the former farm buildings on adjacent land if the proposed house were sited in the former farmyard. The scale of any such proposal would require careful examination however.



**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/2016/14
<b>SITE ADDRESS:</b>	21 Hillcrest Road Loughton Essex IG10 4QH
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed extension to existing front wall.
<b>DECISION:</b>	Refuse Permission

**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=567431](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=567431)

**REASON FOR REFUSAL**

- 1 The proposed wall, railing and gates, by reason of their height and appearance, would be out of keeping and have a detrimental impact on the street scene, contrary to policies CP1, DBE1 (i) of the Council's Adopted Local Plan and Alterations and the National Planning Policy Framework.

**WAY FORWARD**

The Committee considered that a front boundary wall built to a height of 1 metre (permitted development) would be considered a suitable way forward.

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/2079/14
<b>SITE ADDRESS:</b>	Land between Parkview & 1 Station Road and Land between 4 & 5 Station Road Chigwell Essex IG7 6QT
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of 2 pairs of semi-detached 3 bedroom semi-detached properties with on-street parking on land referred to as plots 1 and 2 adjoining numbers 1,4 and 5 Station Road.
<b>DECISION:</b>	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=567753](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=567753)

**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: CHI PL 00 01, CHI PL 00 02 rev C, CHI PL 00 03 rev B, CHI PL 00 04 rev C, CHI PL 00 05 rev C, CHI PL 00 06 rev C, CHI PL 00 07 rev B and rev C, CHI PL 00 08 rev C and CHI PL 00 09 rev C.
- 3 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other Order revoking, further amending or re-enacting that Order) no extensions, enlargements of the roof or the erection of outbuildings generally permitted by virtue of Classes A, B and E of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 4 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.

- 5 Prior to first occupation of the development the vehicular accesses shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the accesses 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.
- 6 Prior to first occupation of the development a 1.5 metre x 1.5 metre pedestrian visibility splay, as measured from and along the highway boundary, shall be provided on both sides of the vehicular access. Such visibility splays shall be retained free of any obstruction in perpetuity.
- 7 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.
- 8 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 9 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.
- 10 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:
  1. provide details on all below ground and ground level structures.
  2. demonstrate works would accommodate the location of the existing London Underground structures.
  3. provide defined and surveyed property boundary.
  4. provide clarification of site plans and measurements of the proposed new buildings to London Underground property boundary.
  5. demonstrate access to elevations of the building adjacent to the property boundary with London Underground can be undertaken without recourse to entering operational land.
  6. demonstrate mitigation of potential security risk to the railway, operational land and structures within it.
  7. demonstrate ground movement arising from the construction of the development would not impact on operational land.
  8. include proposals to mitigate the effects of noise and vibration arising from the construction work on the railway, operational land and structures within it.

The development shall thereafter be carried out 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 buildings hereby permitted are occupied.

11 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.

12 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.

13 Prior to first occupation of the development hereby approved, the proposed window openings in the first and second floor flank windows facing east and west 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.