

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 28 October 2015
South

Place: Roding Valley High School, Brook **Time:** 7.30 - 10.00 pm
Road, Loughton, Essex IG10 3JA

Members Present: J Hart (Chairman), K Angold-Stephens, K Chana, R Jennings, H Kauffman, J Knapman, A Lion, G Mohindra, A Patel, C P Pond, C C Pond, C Roberts, S Watson and D Wixley

Other Councillors:

Apologies: N Wright, G Chambers, H Mann, L Mead, B Sandler, L Wagland and S Weston

Officers Present: S Solon (Principal Planning Officer), R Perrin (Democratic Services Officer), T Carne (Public Relations and Marketing Officer) and A Hendry (Senior Democratic Services Officer)

30. 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.

31. MINUTES

RESOLVED:

That the minutes of the last meeting of the Sub-Committee held on 30 September 2015 be agreed and signed by the Chairman as a correct record.

32. DECLARATIONS OF INTEREST

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

33. ANY OTHER BUSINESS

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

34. 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.

35. 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/1488/15
SITE ADDRESS:	171 Smarts Lane Loughton Essex IG10 4BW
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Demolition of existing dwelling and garage replacement with two maisonettes, associated garden bin store and car 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=577114

REASON FOR REFUSAL

- 1 The proposed design, by reason of the positioning and extent of the parking and bin storage area, would be detrimental to the appearance of the streetscene. The proposal is therefore contrary to Policies CP2(ii), CP7 and DBE6 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.
- 2 The access arrangements for the flats is remote from the highway, constrained and is unobserved by neighbouring dwellings or from public space. That arrangement is both inconvenient, making access awkward, and places people using it in a vulnerable position. Consequently the access arrangement would be likely to increase the fear of crime for those accessing the building and result in poor living conditions for the occupants of the flats, contrary to paragraph 58 of the National Planning Policy Framework and paragraph 040 of the National Planning Practice guidance.
- 3 The access arrangements for the flats and the proposed parking arrangements for them would be likely to result in an excessive loss of privacy and exposure to undue disturbance to the bedrooms of the ground floor flat. The proposal therefore amounts to poor design contrary to the provisions of the national Planning Policy Framework and the National Planning Practice Guidance.
- 4 The design of the upper floor flat would create excessive overlooking and loss of privacy to occupiers of residential properties to the northeast, on Forest Road, particularly 150 and 152 Forest Road. The proposal is therefore contrary to Policy DBE9 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.

Way Forward

Members considered an alternative proposal for a single dwellinghouse of moderate height may be acceptable. They concluded it is very unlikely a revised proposal for more than one dwelling would overcome their objections.

Report Item No:2

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:	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=577783

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 Prior to first occupation of the extension hereby approved, the proposed window opening in the eastern 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.
- 4 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 window or other opening shall be formed in a flank elevation wall above ground floor level without the prior written permission of the Local Planning Authority.
- 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

Report Item No: 3

APPLICATION No:	EPF/1812/15
SITE ADDRESS:	West Lodge 32 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 13 flats
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=577940

Reasons for Refusal

- 1 By reason of its height, bulk and density, the proposed development would be an over-development of the site that does not respect its setting, appearing over-dominant in relation to neighbouring buildings, 30 Palmerston Road (Richard Burton Court) and 34 Palmerston Road, and providing an uncharacteristically small amount of private amenity space. The proposal would therefore cause significant harm to the character and appearance of the locality, contrary to Local Plan and Alterations policies CP2(iv), CP7 and DBE1(i) which are consistent with the National Planning Policy Framework.
- 2 The proposal would not provide private amenity space that is of a size, shape and nature that enables reasonable use. Consequently, the proposal does not provide a good standard of amenity for the future occupants of the flats. It is therefore contrary to Local Plan and Alterations policy DBE8, which is consistent with the National Planning Policy Framework.
- 3 By reason of an inadequate provision of off-street car parking that is significantly less than the minimum amount specified in the Essex County Council 'Parking Standards: Design and Good Practice Guide' 2009, the proposed development would be likely to exacerbate levels of parking stress in the locality, particularly on Westbury Lane, to the detriment of the amenities of local residents. The proposal is therefore contrary to Local Plan and Alterations policy ST6, which is consistent with the National Planning Policy Framework.
- 4 The Council considers the existing building at the application site to be a non-designated heritage asset, the loss of which would of itself be harmful to the character and appearance of the locality. It therefore considers its loss can only be justified if it is replaced by a development that is of high quality design. Having regard to the first, second and third reasons for refusal it is clear the design of the proposal is not of sufficient quality to justify the loss of the existing building. Its loss would only serve to exacerbate the harm caused by the development to the character and appearance of the locality. The loss of the non-designated heritage asset is therefore contrary to

Local Plan and Alterations policies CP2 (iv) and CP7, which are consistent with the National Planning Policy Framework

Way Forward

Members considered a revised scheme that removed the upper floor flat, modified the remainder of the building to reduce the appearance of bulk and provided a more appropriate level of parking provision that is not dependant on mechanical means to access it may address their concerns.

Report Item No: 4

APPLICATION No:	EPF/1819/15
SITE ADDRESS:	96 Lechmere Avenue Chigwell Essex IG7 5EU
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Two storey side extension. Alterations and extension of existing front porch.
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=577947

Reasons for Refusal

- 1 By reason of its siting within 1 metre of the site boundary with 94 Lechmere Avenue and less than 2 metres from its flank wall, the proposed extension would appear cramped within the application site and in relation to 94 Lechmere Avenue. The terrace the application site forms part of would appear to become visually linked to the pair of semi-detached houses comprising 92 and 94 Lechmere Avenue. Consequently, the proposal would appear at odds with the prevailing pattern of development in the locality, failing to complement the streetscene to the detriment of the character and appearance of the locality. The proposal is therefore contrary to Local Plan and Alterations policy DBE10, which is consistent with the National Planning Policy Framework.

Way Forward

Members considered a revised proposal that set the first floor flank elevation a minimum of 1 metre from the site boundary with 94 Lechmere Avenue may overcome the Councils objection.

Report Item No: 5

APPLICATION No:	EPF/1845/15
SITE ADDRESS:	25 St Marys Way Chigwell Essex IG7 5BX
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Double storey side extension, single storey rear extension and front porch 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=577997

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 extensions shall match those of the existing house, unless otherwise agreed in writing by the Local Planning Authority.
- 3 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 window or other opening shall be created in the southwest elevation above ground floor level without the prior written permission of the Local Planning Authority.
- 4 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 development generally permitted by virtue of Class B of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 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.

Report Item No: 6

APPLICATION No:	EPF/1921/15
SITE ADDRESS:	125 High Road Loughton Essex IG10 4LT
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Change of use from mixed use (for the hire of equipment and community hall) to children's pre-school day nursery for up to 48 children.
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=578140

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 open area at the front of the building shall only be used as a drop off and pick up facility for children, and it shall not be used for any other purpose, including for the parking of cars belonging to staff.
- 3 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 1873-2; 1873-1 and a 1/1250 site location plan.
- 4 The proposed use hereby approved shall not be commenced until details of a green travel plan for it has been submitted to and approved in writing by the Local Planning Authority. The use shall be carried out in accordance with the approved plan.

Reason:- To ensure the proposal is carried out in accordance with the principles of sustainability.
- 5 A foundation stone/plaque at the building shall not be removed or obscured.

Reason:- To safeguard the historic interest of a non-designated heritage asset.

Report Item No: 7

APPLICATION No:	EPF/1932/15
SITE ADDRESS:	Oak Lea House Vicarage Lane Chigwell Essex IG7 6LS
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Erection of new house - as a revision to that previously approved under EPF/1006/15 by way of installation of a basement 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=578174

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 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.
- 3 No development shall take place until details of the landscaping of the site, including retention of trees and other natural features and including the proposed times of proposed planting (linked to the development schedule), have been submitted to and approved in writing by the Local Planning Authority. The approved landscaping shall be carried out in accordance with the approved details and at those times.
- 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 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.

- 6 The development hereby permitted will be completed strictly in accordance with the approved drawings, prefix 13/6002 numbered 10 Rev D; 6; 9 Rev D; 6 Rev C; 7 Rev B; 8 Rev E; 5 Rev E; 4 Rev A, and prefix 13/6200 numbered 6; 4; 1; 2; 3; 5; 7, together with drawings 14089/01 Rev B, and 14089/02.
- 7 Before any works commence on site details of where excavated material is to be deposited, together with details of wheel washing to be provided in connection with excavation and construction on the site, shall be submitted and approved. Once approved these details shall be implemented in full.
- 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 Before any works commence on site details of measures to deal with surface water shall be submitted and approved by the local planning authority. Once approved these details shall be implemented in full.
- 10 Details of any changes to the front boundary of the site eg erection of fences, walls or gates, shall be submitted to and approved by the Local Planning Authority before any works commence in respect of this front boundary.

Report Item No: 8

APPLICATION No:	EPF/1954/15
SITE ADDRESS:	7 Little Plucketts Way Buckhurst Hill Essex IG9 5QU
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	New street facade including steeper roof and new ridge line, two storey rear extensions and single storey rear and side extension. New basement. Works include rear terraces.
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=578216

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 No construction works other than demolition and construction of footings / foundations 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.
- 3 No development, including works of demolition or site clearance, shall take place until the measures shown on the Tree Protection Plan (drawing no. OS 1019-15.1) have been fully implemented. The protective fencing shall be retained in the agreed form for the duration of development unless the Local Planning Authority gives its written consent to any variation.
- 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: 9

APPLICATION No:	EPF/2002/15
SITE ADDRESS:	3 Hainault Road Chigwell Essex IG7 6QU
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Part single storey, part two storey side extension and 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=578339

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: 10

APPLICATION No:	EPF/2019/15
SITE ADDRESS:	58 Willingale Road Loughton Essex IG10 2DB
PARISH:	Loughton
WARD:	Loughton Broadway
DESCRIPTION OF PROPOSAL:	Single storey front side and rear extensions (Revised application)
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=578383

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.

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