

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Plans Subcommittee A **Date:** 10 January 2007

Place: Roding Valley High School, Brook Road, Loughton, Essex **Time:** 7.30 - 9.45 pm

Members Present: J Hart (Chairman), K Angold-Stephens (Vice-Chairman), R Church, Mrs S Clapp, M Cohen, Mrs A Haigh, J Knapman, R Law, A Lee, J Markham, G Mohindra, Mrs P Richardson, P Spencer, P Turpin and Mrs L Wagland

Other Councillors:

Apologies: B Sandler

Officers Present: N Richardson (Principal Planning Officer), C Neilan (Conservation Officer) and Z Folley (Democratic Services Assistant)

60. MINUTES

The Sub – Committee agreed that as the minutes of the last meeting had not been circulated with the agenda, they be deferred to the next meeting for consideration.

61. SUBSTITUTE MEMBERS (COUNCIL MINUTE 39 - 23.7.02)

It was reported that Councillor G Mohindra was substituting for Councillor B Sandler

62. DECLARATIONS OF INTEREST

a) Pursuant to the Council's Code of Member Conduct, Councillors A Lee and J Markham declared personal interests in agenda items 7 (1&2) (EPF/1778/06/EPF/1931/05 - 1 Salcombe Park Loughton), (9) (EPF/2136/06 - 3 Upper Park Loughton) and (10) (EPF/2167/06 - Fratelli Deli Café 240 High Road Loughton) by virtue of being members of the Loughton Residents Association. They declared that their interests were not prejudicial and indicated that they would remain in the meeting during the consideration and voting on the items.

b) Pursuant to the Council's Code of Member Conduct, Councillor P Spencer declared a personal interest in agenda item 7 (5) (EPF/2117/06 - 83 Queen's Road Buckhurst Hill) by virtue of being a member of Buckhurst Hill Parish Council. He declared that his interest was not prejudicial and indicated that he would remain in the meeting during the consideration and voting on the item.

c) Pursuant to the Council's Code of Member Conduct, Councillor K Angold Stephens declared a personal interest in agenda item 7 (1/2) (EPF/1778/06/EPF/1931/05 - 1 Salcombe Park Loughton), (7) (EPF/1961/06 - Adjacent To 1 - 9 Oakfields, Lower Alderton Hall Lane, Loughton), (8) (EPF/2043/06 - 127 High Road Loughton), (9) (EPF/2136/06 - 3 Upper Park Loughton), (10) (EPF/2167/06 - Fratelli Deli Café 240 High Road Loughton) and (11) (EPF/2212/06 - 7 Ashfields

Loughton) by virtue of being a member of Loughton Residents Association and Loughton Town Council. He declared that his interests were not prejudicial and indicated that he would remain in the meeting during the consideration and voting on the item.

63. ANY OTHER BUSINESS

The Chairman reported that a meeting had been arranged for 23 January 2007 at 7.30 pm at the Civic Offices Epping for Members of the Sub – Committee to considered options for implementing the recent changes to the membership of the Sub – Committee.

64. 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.

65. DELEGATED DECISIONS

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

CHAIRMAN

Minute Item 64

Report Item no: 1

APPLICATION No:	EPF/1778/06
SITE ADDRESS:	1 Salcombe Park Loughton Essex IG10 4QT
PARISH:	Loughton
DESCRIPTION OF PROPOSAL:	TPO/9/90 - Fell Oak. (additional application - damage to second garage)
DECISION:	DEFERRED BY COMMITTEE

Report Item No: 2

APPLICATION No:	EPF/1931/05
SITE ADDRESS:	1 Salcombe Park High Road Loughton
PARISH:	Loughton
DESCRIPTION OF PROPOSAL:	TPO/9/90 - Felling of Oak.
DECISION:	DEFERRED BY COMMITTEE

Report Item no: 3

APPLICATION No:	EPF/1767/06
SITE ADDRESS:	Stables, Rolls Park High Road Chigwell Essex IG7 6DJ
PARISH:	Chigwell
DESCRIPTION OF PROPOSAL:	Conversion and subdivision of existing dwelling into two dwellings.
DECISION:	GRANT

The Committee considered that there would be no added highway conflict as a result of the extra dwelling, given on-coming traffic speed in the High Road and stopping distance is not hazardous.

CONDITIONS:

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.
- 2 Samples of the types and details of colours of all the external finishes shall be submitted for approval by the Local Planning Authority prior to the commencement of the development, and the development shall be implemented in accordance with such approved detail.

Report Item no: 4

APPLICATION No:	EPF/1768/06
SITE ADDRESS:	Stables, Rolls Park High Road Chigwell Essex IG7 6DJ
PARISH:	Chigwell
DESCRIPTION OF PROPOSAL:	Grade II Listed building application for the conversion and subdivision of existing dwelling into two dwellings.
DECISION:	GRANT

CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.
- 2 Samples of the types and details of colours of all the external finishes shall be submitted for approval by the Local Planning Authority prior to the commencement of the development, and the development shall be implemented in accordance with such approved detail.
- 3 The new windows hereby approved shall be constructed out of timber, be single glazed and with puttied glass.
- 4 Prior to the commencement of the development, a detailed drawing of the dormer window (at no less than 1:20 scale) shall be submitted for approval in writing by the Local Planning Authority (LPA). The dormer window, which shall have its roof constructed in lead shall be built in accordance with these agreed details.

Report Item no: 5

APPLICATION No:	EPF/2117/06
SITE ADDRESS:	83 Queen's Road Buckhurst Hill Essex IG9 5BW
PARISH:	Buckhurst Hill
DESCRIPTION OF PROPOSAL:	Redevelopment to provide residential development of four, two bedroom flats and one, one bedroom flat with associated parking. (Revised application)
DECISION:	GRANT

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 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 4 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. 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, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting

area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

Report Item no: 6

APPLICATION No:	EPF/2201/06
SITE ADDRESS:	Magnolia House Vicarage Lane Chigwell Essex IG7 6LZ
PARISH:	Chigwell
DESCRIPTION OF PROPOSAL:	Erection of first floor extension over existing garage and two storey link extension and conversion of garage to accommodation (revised application).
RECOMMENDED DECISION:	REFUSE

REASONS FOR REFUSAL

- 1 The site is within the Metropolitan Green Belt. The proposed development is at odds with Government advice, Policies GB2A and GB14A of the adopted Local Plan and Policy C2 of the adopted replacement structure plan for Essex and Southend on Sea, in that it constitutes a disproportionate extension to an existing dwelling. Thus this application is unacceptable, because the proposed extension, by reason of its siting, mass and bulk, would harm the objectives of the Metropolitan Green Belt, by adversely impacting on its openness.

- 2 The proposed extension, by reason of its siting, design and appearance, would be incongruous and disproportionate to the original house and thus detrimental to the design and appearance of the property as a whole. As such the proposal is contrary to the provisions of Policy DBE10 of the adopted Local Plan.

(In accordance with paragraph 15.5 of the Council Procedure Rule, Councillors M Cohen, M Mohindra and K Angold – Stephens abstained from voting on this application).

Report Item no: 7

APPLICATION No:	EPF/1961/06
SITE ADDRESS:	Adjacent To 1 - 9 Oakfields Lower Alderton Hall Lane Loughton
PARISH:	Loughton
DESCRIPTION OF PROPOSAL:	Erection of 6 no. residential units (flats) with associated parking. (Revised application)
RECOMMENDED DECISION:	GRANT

Committee requested an additional condition (no 14)

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 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 4 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
- 5 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. 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, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting

area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

- 6 Prior to the commencement of the development details of the proposed surface materials for the parking area shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
- 7 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents (staff) and visitors vehicles.
- 8 A pedestrian visibility splay of 1.5 metres x 1.5 metres (as measured from the back of the footway) shall be provided either side of the vehicular access with no obstruction above 600mm within the area of the splay.
- 9 Measures shall be taken to ensure that no surface water shall drain onto the highway.
- 10 Prior to the commencement of the development, details of the proposed vehicular access shall be submitted for approval in writing to the Local Planning Authority and the works shall be completed prior to the first occupation of the flats hereby approved.
- 11 Prior to the commencement of the development, details of secured covered bicycle and motorcycle parking shall be submitted for approval in writing to the Local Planning Authority. The parking area shall be provided in accordance with these approved details and be in situ prior to the first occupation of the flats hereby approved.
- 12 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the 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.
- 13 A flood risk assessment 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 programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained.
- 14 Before work commences on site, details of external lighting shall be submitted and approved in writing to the Local Planning Authority. The details as agreed shall be carried out and implemented on site, prior to first occupation.

Report Item no:8

APPLICATION No:	EPF/2043/06
SITE ADDRESS:	127 High Road Loughton IG10 4LT
PARISH:	Loughton
DESCRIPTION OF PROPOSAL:	Single storey rear extension and first floor rear extension.
DECISION:	GRANT

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 shall be carried out in accordance with the amended plans received on 8 December 2006 unless otherwise agreed in writing with the Local Planning Authority.
- 3 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 5 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting that Order) no enclosure or balcony shall be formed at any time on the roof of the extension hereby approved without the prior written approval of the Local Planning Authority.

Report Item no: 9

APPLICATION No:	EPF/2136/06
SITE ADDRESS:	3 Upper Park Loughton Essex IG10 4EY
PARISH:	Loughton
DESCRIPTION OF PROPOSAL:	Erection of two storey and single storey side extension, front and side canopies to form a total of three (3) dwellings on the site.
DECISION:	GRANT

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 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Prior to first occupation of the building hereby approved the proposed window openings in north west elevation shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 4 Before work commences on site, details of secure cycle and motorcycle parking shall be submitted to and approved in writing by the Local planning Authority. The approved details shall be implemented before any of the units hereby approved are occupied.
- 5 Before work commences on site, details of the parking layout and the surface materials in the parking areas, shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented before any of the units hereby approved are occupied.
- 6 Before work commences, details of a scheme for the storage and disposal of refuse shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before any of the units hereby approved are occupied and shall be retained thereafter.
- 7 Construction work (which includes deliveries and other commercial traffic) shall only take place on site between 07:30 to 18:30 hours Mondays to Fridays and 08:00 to 13:00 hours on Saturdays and at no times on Sundays and Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

Report Item no: 10

APPLICATION No:	EPF/2167/06
SITE ADDRESS:	Fratelli Deli Cafe 240 High Road Loughton IG10 4RB
PARISH:	Loughton
APPLICANT:	Fratelli Deli Café
DESCRIPTION OF PROPOSAL:	Retention of use for a mixed usage of class A1 and A3 use.
RECOMMENDED DECISION:	GRANT

CONDITIONS

- 1 The premises shall be used solely as a mixed A1/A3 use, and at no time shall become a predominant A3 use, without the prior written approval of the Local Planning Authority
- 2 There shall be no cooking on the premises at any time.
- 3 Within 1 month of the grant of this permission a scheme providing for the adequate storage of refuse from this use shall be submitted to and approved by the Local Planning Authority. The scheme shall be carried out and thereafter retained at all times.
- 4 The rating level of noise (as defined by BS4142:1997) emitted from any external mechanical plant shall not exceed 5dB(A) above the prevailing background noise level. The measurement position and assessment shall be made according to BS4142:1997.

Report Item no: 11

APPLICATION No:	EPF/2212/06
SITE ADDRESS:	7 Ashfields Loughton Essex IG10 1SB
PARISH:	Loughton
APPLICANT:	A Mothew
DESCRIPTION OF PROPOSAL:	Erection of a wind turbine
DECISION:	REFUSE

REASON FOR REFUSAL

- 1 The proposal would, by reason of its siting, size and position above the main roof, have a detrimental visual impact upon this property and the appearance of the surrounding area, contrary to policy DBE9 of the adopted Local Plan and Alterations.

(In accordance with paragraph 15.5 of the Council Procedure Rule, Councillors M Cohen abstained from voting on this application).