

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 20 June 2007
South

Place: Roding Valley High School, Brook Road, Loughton, Essex **Time:** 7.30 - 9.06 pm

Members Present: Mrs L Wagland (Vice-Chairman, in the Chair), K Angold-Stephens, K Chana, R Church, Mrs S Clapp, M Cohen, Mrs A Haigh (Vice-Chairman), J Knapman, R Law, J Markham, Mrs P Richardson, B Sandler, P Turpin and H Ulkun

Other Councillors:

Apologies: J Hart, D Bateman, T Farr, A Lee, G Mohindra, Mrs C Pond and P Spencer

Officers Present: N Richardson (Principal Planning Officer), A Sebbinger (Principal Planning Officer) and A Hendry (Democratic Services Officer)

7. INTRODUCTION AND WELCOME

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements agreed by the Council, to enable persons to address the Sub-Committee in relation to the determination of applications for planning permission.

8. APPOINTMENT OF VICE-CHAIRMAN FOR THE MEETING

In view of the unavailability of the Chairman, Councillor J Hart, it was noted that the Vice-Chairman, Councillor Mrs L Wagland, would be chairing the meeting.

As a result, the Sub-Committee were asked to appoint a Vice-Chairman for the meeting.

RESOLVED:

That Councillor Mrs Anne Haigh be appointed Vice-Chairman for the meeting.

9. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 23 May 2007 be taken as read and signed by the Chairman as a correct record.

10. DECLARATIONS OF INTEREST

a) Pursuant to the Council's Code of Member Conduct, Councillor K Chana declared a personal interest in agenda item (6) (1) EPF/0824/07 - 51 Manor Road, Chigwell; (6) (2) EPF/0535/07 – 1 Chigwell Park Drive, Chigwell; (6) (3) EPF/0728/07 – The Manor House, Gravel Lane, Chigwell; and (6) (4) EPF/0804/07 – 27 Chigwell Park Drive, by virtue of being a Chigwell Parish Councillor. 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.

b) Pursuant to the Council's Code of Member Conduct, Councillor B Sandler declared a personal interest in agenda item (6) (1) EPF/0824/07 - 51 Manor Road, Chigwell; (6) (2) EPF/0535/07 – 1 Chigwell Park Drive, Chigwell; (6) (3) EPF/0728/07 – The Manor House, Gravel Lane, Chigwell; and (6) (4) EPF/0804/07 – 27 Chigwell Park Drive, by virtue of being a Chigwell Parish Councillor. 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 J Knapman declared a personal interest in agenda item (6) (1) EPF/0824/07 - 51 Manor Road, Chigwell; (6) (2) EPF/0535/07 – 1 Chigwell Park Drive, Chigwell; (6) (3) EPF/0728/07 – The Manor House, Gravel Lane, Chigwell; and (6) (4) EPF/0804/07 – 27 Chigwell Park Drive, by virtue of being a Chigwell Parish Councillor. 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.

d) Pursuant to the Council's Code of Member Conduct, Councillor J Markham declared a personal interest in agenda item (6) (8) EPF/0765/07 – 12A Alderton Close, Loughton, by virtue of being a member of the Loughton Residents Association. 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.

e) Pursuant to the Council's Code of Member Conduct, Councillor K Angold-Stephens declared a personal interest in agenda item (6) (8) EPF/0765/07 – 12A Alderton Close, Loughton, by virtue of being a member of the Loughton Residents Association. 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.

11. ANY OTHER BUSINESS

No urgent business was reported for consideration at the meeting.

12. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 9 be determined as set out in the attached schedule to these minutes.

13. CORIANDER RESTAURANT, 40 VICTORIA ROAD, BUCKHURST HILL, ESSEX

The Panel considered the case to issue a discontinuance notice under Regulation 8 of the Town and Country (Control of Advertisements) Regulations 2007 in relation to Coriander Restaurant, 40 Victoria Road, Buckhurst Hill. The notice would require the discontinuance of the display of the advertisement comprising the illuminated box sign fixed to the north flank wall of the premises together with the removal of the fixtures, fittings used in conjunction with the advertisement.

On consideration of the fact that the sign had been on display for at least 10 years and that in the opinion of some of the members of the panel that the sign was not unduly unreasonable or overbearing for the site.

RESOLVED:

That the Sub-Committee agreed that the decision be deferred so that officers could continue negotiations with the owners on the removal of the signage.

14. 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.

15. STANDARISATION OF PLANS

The sub-committee asked that the various plans and diagrams that are presented to the meeting be standardised so that they are all based on a common template. It would also be helpful if the plans that went through to the Parish and Town Councils are the same that came up to the District Council.

RESOLVED:

Officers agreed to look at the feasibility of asking for standardised plans from applicants and to report back at a future meeting.

CHAIRMAN

This page is intentionally left blank

Report Item No: 1

APPLICATION No:	EPF/0824/07
SITE ADDRESS:	51 Manor Road Chigwell Essex IG7 5PL
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	TPO/EPF/10/74 - Cupressus x 7 - Fell.
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The work authorised by this consent shall be carried out under the direct supervision of the Local Planning Authority, who shall receive in writing, 5 working days' notice of such works.
- 2 A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed, unless varied with the written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, dies or becomes seriously damaged or defective another tree 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.

Report Item No: 2

APPLICATION No:	EPF/0535/07
SITE ADDRESS:	1 Chigwell Park Drive Chigwell Essex IG7 5BD
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Demolition of existing garage and the construction of a new side and rear extension to residential bungalow.
DECISION:	Grant Permission (With Conditions)

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 building.

Report Item No: 3

APPLICATION No:	EPF/0728/07
SITE ADDRESS:	The Manor House Gravel Lane Chigwell Essex IG7 6DA
PARISH:	Chigwell
WARD:	Chigwell Row
DESCRIPTION OF PROPOSAL:	Change of use of existing annexe for use as a separate dwelling
DECISION:	Grant Permission (With Conditions)

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 submitted details, prior to the first occupation of the barn by persons unrelated to the occupiers of The Manor House, details of boundary treatment shall be submitted to the Local Planning Authority for approval in writing and the boundary treatment shall be erected in accordance with the approved details.
- 3 .And the revocation of the Section 52 Legal Agreement.

Report Item No: 4

APPLICATION No:	EPF/0804/07
SITE ADDRESS:	27 Chigwell Park Drive Chigwell Essex IG7 5BD
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Two storey side extension.
DECISION:	Grant Permission (With Conditions)

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 Prior to first occupation of the building hereby approved the proposed window openings in the flank wall shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 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.

Report Item No: 5

APPLICATION No:	EPF/0511/07
SITE ADDRESS:	18 Hill Top Close Loughton Essex IG10 1PY
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	First floor extension above existing garage.
DECISION:	Grant Permission (With Conditions)

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 Prior to first occupation of the building hereby approved the proposed window openings in the first floor flank shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 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 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

Report Item No: 6

APPLICATION No:	EPF/0621/07
SITE ADDRESS:	66 Wellfields Loughton Essex IG10 1NY
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Mr K Singh
DESCRIPTION OF PROPOSAL:	Extensions to front, side and rear and loft conversion with front and rear dormer windows. (Revised application)
RECOMMENDED DECISION:	Grant Permission (With Conditions)

The Committee's attention was drawn to a letter of representation from the applicant and from the occupier of 68 Wellfields.

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 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.
- 5 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.

- 6 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.

Report Item No: 7

APPLICATION No:	EPF/0669/07
SITE ADDRESS:	38 & 40 Station Road Loughton Essex IG10 4NX
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Extension to approved first floor plans and addition of a conservatory to the rear of the ground floor extension.
DECISION:	Refuse Permission

REASONS FOR REFUSAL

- 1 The proposal would result in an overdevelopment of this site, which by reason of its design, bulk and siting, would be visually intrusive to the amenities of residents of adjoining property and to the appearance of the locality, contrary to policies DBE1, DBE2 and DBE9 of the adopted Local Plan and Alterations.

Report Item No: 8

APPLICATION No:	EPF/0765/07
SITE ADDRESS:	12A Alderton Close Loughton Essex IG10 3HQ
PARISH:	Loughton
WARD:	Loughton Alderton Loughton St Marys
DESCRIPTION OF PROPOSAL:	Part single storey, part two storey extensions on three sides including conservatory.
DECISION:	Refuse Permission

REASONS FOR REFUSAL

- 1 The proposed extensions, by reason of their size and scale, would result in the house being out of keeping with the residential housing to the east in Alderton Close, contrary to Policy DBE10 of the adopted Local Plan and Alterations.
- 2 The extension towards the eastern side of the house, would have an overbearing visual impact upon the occupants of No 12 Alderton Close, contrary to Policy DBE9 of the adopted Local Plan and Alterations.
- 3 The proposal would result in an intensification of a sub-standard access and therefore result in an increase in danger to pedestrians, contrary to Policy ST4 of the adopted Local Plan and Alterations.

Report Item No: 9

APPLICATION No:	EPF/0839/07
SITE ADDRESS:	34 Lushes Road Loughton Essex IG10 3QB
PARISH:	Loughton
WARD:	Loughton Alderton
DESCRIPTION OF PROPOSAL:	Two storey side extension.
DECISION:	Grant Permission (With Conditions)

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 building.
- 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.