

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 18 July 2007
South

Place: Roding Valley High School, Brook Road, Loughton, Essex **Time:** 7.30 - 8.43 pm

Members Present: J Hart (Chairman), Mrs L Wagland (Vice-Chairman), K Angold-Stephens, D Bateman, M Cohen, R Law, A Lee, J Markham, G Mohindra, Mrs P Richardson, B Sandler, P Spencer and H Ulkun

Other Councillors:

Apologies: K Chana, R Church, Mrs S Clapp, Mrs A Haigh, J Knapman, Mrs C Pond and P Turpin

Officers Present: N Richardson (Principal Planning Officer), A Hendry (Democratic Services Officer), S G Hill (Senior Democratic Services Officer) and S Mitchell (PR & Internet Assistant)

16. 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. The Sub-Committee noted the Council's Protocol for Webcasting of Council and other meetings.

17. WELCOME AND INTRODUCTION

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.

18. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 20 June 2007 be taken as read and signed by the Chairman as a correct record.

19. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor G Mohindra declared a personal interest in agenda items 6 (3) (EPF/0791/07 Land rear of The

Forge, Lambourne Road, Loughton) and 6(4) (EPF/1065/07 – 114, 116, 118 Manor Road, Chigwell). The Councillor declared that his interests were prejudicial and indicated that he would leave the meeting during the consideration and voting on the items.

(b) Pursuant to the Council's Code of Member Conduct, Councillor J Markham declared a personal interest in agenda items 6 (1) (EPF/0010/07 - 2 Forest Way, Loughton) and 6(2) (EPF/1004/07 – 33 and 35 Lower Road, Loughton) by virtue of being a member of the Loughton Residents Association. The Councillor declared that his interests were not prejudicial and indicated that he would remain in the meeting during the consideration and voting on the items.

(c) Pursuant to the Council's Code of Member Conduct, Councillor A Lee declared a personal interests in agenda items 6 (1) (EPF/0010/07 - 2 Forest Way, Loughton) and 6(2) (EPF/1004/07 – 33 and 35 Lower Road, Loughton) by virtue of being a member of the Loughton Residents Association. The Councillor declared that his interests were not prejudicial and indicated that he would remain in the meeting during the consideration and voting on the items.

(d) Pursuant to the Council's Code of Member Conduct, Councillor K Angold-Stephens declared a personal interest in agenda items 6 (1) (EPF/0010/07 - 2 Forest Way, Loughton) and 6(2) (EPF/1004/07 – 33 and 35 Lower Road, Loughton) by virtue of being a member of the Loughton Residents Association. The Councillor declared that his interests were not prejudicial and indicated that he would remain in the meeting during the consideration and voting on the items.

(e) Pursuant to the Council's Code of Member Conduct, Councillor B Sandler declared a personal interest in agenda items 6(3) (EPF/0791/07 – Land rear of The Forge, Lambourne Road, Chigwell) and 6(4) (EPF/1065/07 – 114,116,118 Manor Road, Chigwell) by virtue of being a Chigwell Parish Councillor. The Councillor declared that his interests were not prejudicial and indicated that he would remain in the meeting during the consideration and voting on the items.

(f) Pursuant to the Council's Code of Member Conduct, Councillor Mrs Wagland declared a personal interest in agenda items 6(3) (EPF/0791/07 – Land rear of The Forge, Lambourne Road, Chigwell) and 6(4) (EPF/1065/07 – 114,116,118 Manor Road, Chigwell) by virtue of being a Chigwell Parish Councillor. The Councillor declared that her interests were not prejudicial and indicated that she would remain in the meeting during the consideration and voting on the items.

(g) Pursuant to the Council's Code of Member Conduct, Councillor D Bateman declared a personal interest in agenda items 6(4) (EPF/1065/07 – 114,116,118 Manor Road, Chigwell) by virtue of the application being in his ward. The Councillor declared that his interests were not prejudicial and indicated that he would remain in the meeting during the consideration and voting on the items.

20. ANY OTHER BUSINESS

It was reported that there was no urgent business for consideration at the meeting.

21. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 4 be determined as set out in the attached schedule to these minutes.

22. DELEGATED DECISIONS

The Sub-Committee noted that details of planning applications determined by the Head of Planning Economic Development under delegated authority since the last meeting had been circulated to all members and were available for inspection at the Civic Offices.

CHAIRMAN

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Minute Item 21

Report Item No: 1

APPLICATION No:	EPF/0010/07
SITE ADDRESS:	2 Forest Way Loughton Essex IG10 1JG
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Loft conversion with a rear dormer window.
DECISION:	Deferred

This item was deferred to the next meeting of the Committee to allow the summary of representations to be updated and give an opportunity for the objectors to be notified of the next meeting.

Report Item No: 2

APPLICATION No:	EPF/1004/07
SITE ADDRESS:	33 and 35 Lower Road Loughton Essex IG10 2RT
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Erection of a new semi detached 4 bedroom 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 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 the flank wall shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 4 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 development generally permitted by virtue of Part 1, Class A and B shall be undertaken without the prior written permission of the Local Planning Authority.

Report Item No: 3

APPLICATION No:	EPF/0791/07
SITE ADDRESS:	Land Rear of The Forge Lambourne Road Chigwell Essex
PARISH:	Chigwell
WARD:	Chigwell Row
DESCRIPTION OF PROPOSAL:	Erection of 11 flats and 1 House - (revision to EPF/878/06)
DECISION:	Refuse

REASON FOR REFUSAL

- 1 The proposal would result in an overdevelopment and over-intensification of the site, and the current infrastructure and surrounding highway will be incapable to meeting the increased demand. the proposal will therefore be detrimental to the character of the area, highway safety and amenities of the occupants of neighbouring residential properties, contrary to policies DBE2, ST4 and H3A of the Adopted Local Plan and Alterations.

Report Item No: 4

APPLICATION No:	EPF/1065/07
SITE ADDRESS:	114,116,118 Manor Road Chigwell Essex IG7 5PW
PARISH:	Chigwell
WARD:	Chigwell Village Grange Hill
DESCRIPTION OF PROPOSAL:	Replacement of 3 no. existing detached dwellings with the erection of 12 no. residential apartments (Revised application)
DECISION:	Refuse

The Committee's attention was drawn to a letter of support from 20 Montpellier House, Manor Road.

REASON FOR REFUSAL

- 1 This proposal, by reason of its bulky size and appearance, would have an overbearing impact upon the neighbouring house at 112 Manor Road, and harm the character of the local area as well as set an unwanted precedent for similar large and intrusive developments in the locality, leading to further detriment of the character of this part of Manor Road. The proposal will therefore be contrary to policies DBE1 and DBE2 of the adopted Local Plan and Alterations.