

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 15 August 2007
South

Place: Roding Valley High School, Brook Road, Loughton, Essex **Time:** 7.30 - 9.25 pm

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

Other Councillors:

Apologies: K Angold-Stephens, D Bateman, G Mohindra and Mrs C Pond

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

23. WELCOME AND INTRODUCTIONS

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.

24. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 18 July 2007 be taken as read and signed by the Chairman as a correct record.

25. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors J Markham and A Lee declared personal interests in agenda items 6 (2) (EPF/1321/07 - 99 Lower Park Road, Loughton) and 10 (EPF/1326/07 - 197 The Broadway, Loughton) by virtue of being members of the Loughton Residents Association. The Councillors declared that their interests were not prejudicial and indicated that they would stay in the meeting during the consideration and voting on the items.

(b) Pursuant to the Council's Code of Member Conduct, Councillors R Church, P Spencer and H Ulkun declared personal interests in agenda items 6 (1) (EPF/1401/07 39 Palmerston Road, Buckhurst Hill) and 6(3) (EPF/1300/07 - 34 Scotland Road, Buckhurst Hill) by virtue of being members of Buckhurst Hill Parish Council. The Councillors declared that their interests were not prejudicial and indicated that they would stay in the meeting during the consideration and voting on the items.

(c) Pursuant to the Council's Code of Member Conduct, Councillors K Chana, J Knapman, Mrs L Wagland, and B Sandler declared a personal interest in agenda item 6 (4) (EPF/1429/07 - 34 Oak Lodge Avenue Chigwell) by virtue of being members of Chigwell Parish Council. The Councillors declared that their interests were not prejudicial and indicated that they would stay in the meeting during the consideration and voting on the items.

26. ANY OTHER BUSINESS

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

27. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 12 be determined as set out in the attached schedule to these minutes.

28. 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

Report Item No: 1

APPLICATION No:	EPF/1401/07
SITE ADDRESS:	39 Palmerston Road Buckhurst Hill Essex IG9 5PA
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	TPO 8/96; 2 Ash: Fell.
DECISION:	Grant Permission (With Conditions)

The Committee's attention was drawn to a letter of representation from Buckhurst Hill Parish Council.

CONDITIONS

- 1 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/1321/07
SITE ADDRESS:	99 Lower Park Road Loughton Essex IG10 4NE
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	TPO 4/89: Oak: Fell.
DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 Insufficient information has been provided to allow a proper examination of the justification to fell the tree, which is contrary to policy LL9 of the Council's Adopted Local Plan and Alterations..

Report Item No: 3

APPLICATION No:	EPF/1300/07
SITE ADDRESS:	34 Scotland Road Buckhurst Hill Essex IG9 5NR
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Two storey rear 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.

Report Item No: 4

APPLICATION No:	EPF/1429/07
SITE ADDRESS:	34 Oak Lodge Avenue Chigwell Essex IG7 5HZ
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Part two, part single storey rear and side extension, loft conversion with rear dormer window and alterations to roof including addition of pitch to existing side extension. (Revised application)
DECISION:	REFUSE PERMISSION

REASON FOR REFUSAL

- 1 The proposed extensions, by reason of their siting and size would result in loss of light to a first floor habitable room on the site wall of No. 32 Oak Lodge Avenue, and therefore be contrary to Policy DBE9 of the Adopted Local Plan and Alterations.

Report Item No: 5

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:	Grant Permission

Report Item No: 6

APPLICATION No:	EPF/0911/07
SITE ADDRESS:	Land to rear of 33 and 35 Spring Grove Loughton Essex IG10 4QD
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Erection of a detached four bedroom house fronting Summerfield Road.
DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 The proposal would, by reason of its size, be bulky and an overdevelopment of this proposed house plot and therefore be out of character to the street scene, contrary to policies DBE1 of the adopted Local Plan and Alterations

Report Item No: 7

APPLICATION No:	EPF/1090/07
SITE ADDRESS:	40 The Avenue Loughton Essex IG10 4PX
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Loft conversion with front, rear and side dormer windows.
DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 The proposed roof additions, by reason on the resulting cluttered, top-heavy poor design, would be detrimental to the appearance of this house and the character of the street scene, contrary to policy DBE10 of the adopted Local Plan and Alterations.

Report Item No: 8

APPLICATION No:	EPF/1138/07
SITE ADDRESS:	Burton Road Depot Burton Road Loughton Essex IG10 3QS
PARISH:	Loughton
WARD:	Loughton Broadway
DESCRIPTION OF PROPOSAL:	Renewal of planning permission EPF/1518/03 to retain two portakabins without compliance with condition 1 until 31 August 2014.
DECISION:	Deferred

This item was deferred to enable Officers to investigate that the use falls under the terms of the planning permission

Report Item No: 9

APPLICATION No:	EPF/1301/07
SITE ADDRESS:	28 Kenilworth Gardens Loughton Essex IG10 3AF
PARISH:	Loughton
WARD:	Loughton Roding
DESCRIPTION OF PROPOSAL:	Retention of rear outbuilding.
DECISION:	Grant Permission

CONDITION

- 1 The building hereby approved shall not be used for any business purpose, and only for purposes incidental to the use of the site as a dwelling house.

Report Item No: 10

APPLICATION No:	EPF/1326/07
SITE ADDRESS:	197 The Broadway Loughton Essex IG10 3TE
PARISH:	Loughton
WARD:	Loughton Broadway
DESCRIPTION OF PROPOSAL:	Alteration and extension to existing dwelling to provide 4 no. 2 bed flats. (Revised application)
DECISION:	Refuse Permission

REASONS FOR REFUSAL

- 1 The extension and subdivision of the existing dwelling into 4 no. residential flats would detract from the character of the surrounding area and would set an undesirable precedent for similar conversions, contrary to policy DBE11 of the adopted Local Plan and Alterations.
- 2 The proposed rear dormer windows, due to their size and design, would dominate the roof slope and be an incongruous addition detrimental to the character and appearance of the original property, contrary to policy DBE10 of the adopted Local Plan and Alterations.

Report Item No: 11

APPLICATION No:	EPF/1380/07
SITE ADDRESS:	2A The Uplands Loughton Essex IG10 1NH
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Demolition of existing bungalow and erection of a replacement building containing three apartments. (Revision to planning approval EPF/636/07)
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 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.
- 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 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.
- 6 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) have been submitted to an approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These 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 vehicle artefacts and structures, including signs and lighting and functional services above and below ground. 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.

- 7 No development shall take place, including site clearance or other preparatory work, until all details relevant to the implementation of hard and soft landscape works and tree planting, hereafter called the Landscape Method Statement, have been submitted to the LPA, and the development shall not commence until the Landscape Method Statement has been approved by the LPA in writing. All landscape works shall be undertaken in accordance with the approved details, unless the LPA has given its prior written consent to any variation.

The Landscape Method Statement shall include as appropriate, protection of the planting areas, where appropriate by fencing, during construction; preparation of the whole planting environment, particularly to provide adequate drainage; and the provision which is to be made for weed control, plant handling and protection, watering, mulching, and the staking, tying and protection of trees. The Landscape Method Statement shall also normally include provision for maintenance for the period of establishment, including weeding, watering and formative pruning, and the removal of stakes and ties. Provision shall be made for replacement of any plant, including replacements, that are removed, are uprooted, or which die or fail to thrive, for a period of five years from their planting, in the first available season and at the same place, with an equivalent plant, unless the LPA has given its prior written consent to any variation.

- 8 All hard and soft landscape works shall be completed prior to the occupation or use of any part of the development, unless the LPA has given its prior written consent to a programme of implementation. The hard and soft landscape works, including tree planting, shall be carried out strictly in accordance with any approved timetable.

The Landscape Method Statement shall state the provision which is to be made for supervision of the full programme of works, including site preparation, planting, subsequent management and replacement of failed plants.

- 9 Before the occupation or use of any phase or part of the development, whichever is the soonest, a Landscape Management Plan (LMP) shall be submitted to and approved by the LPA.

The LMP shall contain a statement of the long-term aims and objectives covering all elements of the implementation of the agreed landscape scheme and full details of all management and establishment operations over a five-year period, unless otherwise agreed in writing by the LPA. It shall also include details of the relevant management, and supervisory responsibilities.

The LMP shall also include provision for a review to be undertaken before the end of the five year period. A revised LMP shall be submitted for the agreement of the LPA before five years has expired. The revised details shall make similar provisions for the long term maintenance and management of the landscape scheme. The revised scheme shall also make provision for revision and updating.

The provisions of the LMP, and subsequent revisions shall be adhered to and any variation shall have been agreed beforehand in writing by the LPA. No trees, shrubs, hedges or other plants shall be removed for the duration of the Landscape Management Scheme or its revisions, without the prior written approval of the LPA. Any trees, shrubs, hedges or other plants being so removed shall be replaced in the first available planting season by an equivalent replacement or replacements to the satisfaction of the LPA. Management of the landscape scheme in accordance with the LMP or their agreed revisions shall not cease before the duration of the use of the development unless agreed in writing by the LPA.

- 10 Prior to the commencement of the development details of the proposed surface materials for the driveway 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.
- 11 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.

Report Item No: 12

APPLICATION No:	EPF/1453/07
SITE ADDRESS:	34 Mornington Road Loughton Essex IG10 2AW
PARISH:	Loughton
WARD:	Loughton Broadway
DESCRIPTION OF PROPOSAL:	Two storey side and rear extension, rear single storey extension, front garage projection. (Revised application)
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.
- 4 Prior to first occupation of the building hereby approved the proposed window openings in the first floor flank wall shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.