

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 10 October 2007
South

Place: Roding Valley High School, Brook Road, Loughton, Essex **Time:** 7.30 - 10.10 pm

Members Present: J Hart (Chairman), Mrs L Wagland (Vice-Chairman), K Angold-Stephens, D Bateman, K Chana, R Church, Mrs S Clapp, M Cohen, Mrs A Haigh, J Knapman, J Markham, G Mohindra, Mrs C Pond, Mrs P Richardson, B Sandler, P Spencer, P Turpin and H Ulkun

Other Councillors: P House

Apologies: T Frankland, R Law and A Lee

Officers Present: N Richardson (Principal Planning Officer), S G Hill (Senior Democratic Services Officer), S Mitchell (PR Website Editor), A Hendry (Democratic Services Officer) and Z Folley (Democratic Services Assistant)

35. 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.

36. MINUTES

Resolved:

That the minutes of the last meeting held on 12 September 2007 be taken as read and signed by the Chairman as a correct record.

37. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors R Church, P Spencer and H Ulkun declared personal interests in agenda items 6 (12)(EPF/1654/07 - 3 Albany View, Buckhurst Hill) (13) (EPF/1887/07 - 25 Luctons Avenue, Buckhurst Hill), and (14) (EPF/1746/07 - 107-111 Epping New 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.

(b) Pursuant to the Council's Code of Member Conduct, Councillors K Chana, B Sandler, J Knapman, Mrs L Wagland, and G Mohindra declared personal interests in agenda items 6 (1) (EPF/1824/07 -114,116,118 Manor Road Chigwell) (2) (EPF/1530/07 - Manor Hall, 144 Manor Road Chigwell) and (3) (EPF/1581/07 - 154

High Road Chigwell) by virtue of being members of Chigwell Parish Council and Chigwell Residents Association (Councillor Mrs L Wagland only). 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, Councillor J Markham declared personal interests in agenda items 7 (5/6) (EPF/1625/07/EPF/1783/07 - 1 Connaught Avenue, Loughton) by virtue of a being member of Loughton Residents Association. The Councillor declared that his interests were not prejudicial and indicated that he would stay in the meeting during the consideration and voting on the items.

(d) Pursuant to the Council's Code of Member Conduct, Councillor Mrs C Pond declared personal interests in agenda items 7 (5/6) (EPF/1625/07/EPF/1783/07 - 1 Connaught Avenue Loughton), (7) (EPF/1638/07 - 9 Foxley Close, Loughton), (8) (EPF/1316/07 - 2 Firs Drive Loughton) and (11) (EPF/1857/07 - Rear car park of 184-186 High Road Loughton) by virtue of a being a member of Loughton Residents Association and Loughton Town Council . The Councillor declared that her interests were not prejudicial and indicated that she would stay in the meeting during the consideration and voting on the items.

(e) Pursuant to the Council's Code of Member Conduct, Councillors K Angold – Stephens declared personal interests in agenda items 7 (4) (EPF/1620/07, 2 Crossfields Loughton), (5/6) (EPF/1625/07/EPF/1783/07 - 1 Connaught Avenue Loughton), (7) (EPF/1638/07 - 9 Foxley Close, Loughton), (8) (EPF/1316/07 - 2 Firs Drive Loughton), (9) EPF/1665/07, 45 Sparelease Hill Loughton, (10) (EPF/1719/07 - 127 High Road Loughton) and (11) (EPF/1857/07 - Rear car park of 184-186 High Road Loughton) by virtue of a being a member of the Loughton Residents Association and Loughton Town Council . The Councillor declared that his interests were not prejudicial and indicated that he would stay in the meeting during the consideration and voting on the items.

(f) Pursuant to the Council's Code of Member Conduct, Councillor Mrs P Richardson declared personal interests in agenda items 7 (EPF/1857/07)(Rear car park of 184-186 High Road Loughton). The Councillor declared that her interests were not prejudicial and indicated that she would stay in the meeting during the consideration and voting on the items.

38. ANY OTHER BUSINESS

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

39. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 14 be determined as set out in the attached schedule to these minutes.

40. 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 of the Committee.

CHAIRMAN

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Report Item No: 1

APPLICATION No:	EPF/1824/07
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 11 no. residential apartments.
DECISION:	Refused

REASONS FOR REFUSAL

- 1 This proposal, by reason of its bulky size and appearance, would have an overbearing impact upon the neighbouring house at no.112 Manor Road and harm the character of the local area as 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. 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.

Report Item No: 2

APPLICATION No:	EPF/1530/07
SITE ADDRESS:	Manor Hall 144 Manor Road Chigwell Essex IG7
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Reserved matters application for 10 flats.
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 Prior to first occupation of the buildings hereby approved all the proposed high level window openings in the first floor units as identified on the approved plans shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 2 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.
- 3 The access shall be laid to a gradient not exceeding 4% for the first 6m from the highway boundary and not exceeding 8% thereafter.
- 4 Prior to first commencement of the development on site, details of a screening to be erected and built into the balcony to Unit 2 (balcony faces north) on the first floor of Block B (adjacent to 146 Manor Road) as identified on drawing no. 07.125.03 Rev.A, shall be submitted and agreed in writing by the LPA. The work shall be completed prior to the first occupation of this unit.

Report Item No: 3

APPLICATION No:	EPF/1581/07
SITE ADDRESS:	154 High Road Chigwell Essex IG7 5BQ
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Demolition of existing bungalow and construction of three apartments and underground parking.
DECISION:	Refused

REASONS FOR REFUSAL

- 1 The proposal, by reason of its scale and bulky appearance, would have an overbearing impact upon the adjacent properties and be out of keeping in the street scene and set an unwanted precedent for similar large and intrusive developments in the locality, contrary to policies DBE1 and DBE2 of the Adopted Local Plan and Alterations.
- 2 The developments lack facilities for visitor parking, and in its absence, would result in on-street parking to the detriment of highway safety, contrary to policy ST4 of the Adopted Local Plan and Alterations.

Report Item No: 4

APPLICATION No:	EPF/1620/07
SITE ADDRESS:	2 Crossfields Loughton Essex IG10 3PY
PARISH:	Loughton
WARD:	Loughton Alderton
DESCRIPTION OF PROPOSAL:	Single storey side extension. (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 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.
- 4 No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

If any tree shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub, or hedge shall be planted at the same place, and that tree, shrub, or hedge shall be of such size, specification, and species, and should be planted at such time as may be specified in writing by the Local Planning Authority.

If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or 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: 5

APPLICATION No:	EPF/1625/07
SITE ADDRESS:	1 Connaught Avenue Loughton Essex IG10 4DP
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Two storey side extension for office use.
DECISION:	Refused

REASONS FOR REFUSAL

- 1 The proposal, by reason of its size and position, would have an overbearing visual impact on the street scene contrary to policy DBE1 of the Adopted Local Plan and Alterations.
- 2 The proposal, because of its high roof line and mass of extension, would result in an oppressive addition when viewed from the adjoining residential property to the north-east, known as The Old Stables, Connaught Ave, resulting in significant loss of outlook, contrary to policy DBE2 of the Adopted Local Plan and Alterations.

Report Item No: 6

APPLICATION No:	EPF/1783/07
SITE ADDRESS:	1 Connaught Avenue Loughton Essex IG10 4DP
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Two storey side extension and single storey rear extension for office use.
DECISION:	Refused

REASONS FOR REFUSAL

- 1 The proposed ground floor rear extension relies upon the construction of the two-storey side extension, the latter of which is unacceptable for the following two reasons:-
 - a) The proposal, by reason of its size and position, would have an overbearing visual impact on the street scene contrary to policy DBE1 of the Adopted Local Plan and Alterations.
 - b) The proposal, because of its high roof line and mass of extension, would result in an oppressive addition when viewed from the adjoining residential property to the north-east, known as The Old Stables, Connaught Ave, resulting in significant loss of outlook, contrary to policy DBE2 of the Adopted Local Plan and Alterations.

Report Item No: 7

APPLICATION No:	EPF/1638/07
SITE ADDRESS:	9 Foxley Close Loughton Essex IG10 2HU
PARISH:	Loughton
WARD:	Loughton Fairmead
DESCRIPTION OF PROPOSAL:	Two storey side extension. (Revised application)
DECISION:	Refused

REASONS FOR REFUSAL

- 1 The proposed side extension, due to its size and appearance, would result in an overbearing impact on the neighbouring property and be out of proportion with the main building to the detriment of the street scene, contrary to policies DBE9 and DBE10 of the Adopted Local Plan and Alterations.

Report Item No: 8

APPLICATION No:	EPF/1316/07
SITE ADDRESS:	2 Firs Drive Loughton Essex IG10 2SL
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Installation of roof terrace on existing garage roof. (Revised application)
DECISION:	Refused

REASONS FOR REFUSAL

- 1 The proposed development would result in unacceptable overlooking and loss of privacy to the occupiers of residential properties in the immediate locality, contrary to policy DBE9 of the Adopted Local Plan and Alterations.

Report Item No: 9

APPLICATION No:	EPF/1665/07
SITE ADDRESS:	45 Spareleaze Hill Loughton Essex IG10 1BS
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Demolition of existing detached house and construction of new dwelling.(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 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 Prior to first occupation of the building hereby approved the proposed window openings in both flanks shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 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 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.
- 6 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.
- 7 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.

- 8 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.

Report Item No: 10

APPLICATION No:	EPF/1719/07
SITE ADDRESS:	127 High Road Loughton Essex IG10 4LT
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Change of use of ground floor from A1/B1 to A2 and upper floors from B1 to A2 uses and new shop front.
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.

Report Item No: 11

APPLICATION No:	EPF/1857/07
SITE ADDRESS:	Rear car park of 184-186 High Road Loughton Essex IG10 1DN
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Erection of three storey building to provide four 2 bed units and one 1 bed unit.
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 commencement of development further details of the northeastern and southwestern flank elevations shall be submitted to and approved in writing by the Local Planning Authority and implemented in accordance with those approved details.
- 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.

- 5 Prior to first occupation of the building hereby approved details illustrating the proposed vehicle parking, including secure covered parking for cycles, shall be submitted for approval by the Local Planning Authority. The details shall be laid out as agreed and the parking area shown on the approved plan shall be retained free of obstruction for the parking of residents, staff and visitors vehicles unless the Local Planning Authority gives its written consent to any variation.
- 6 No development shall take place until measures to enable a contribution of £10,000 towards the Loughton Town Centre Enhancement Scheme are secured with the Local Planning Authority (see informative).

Report Item No: 12

APPLICATION No:	EPF/1654/07
SITE ADDRESS:	3 Albany View Buckhurst Hill Essex IG9 5TW
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Loft conversion with front and rear dormer windows and new obscure window to side elevation. (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 Prior to first occupation of the development hereby approved the proposed window opening in the side elevation of the dwelling shall be fitted with obscured glass and shall have fixed frames below a height of 1.7 metres above floor level, and shall be permanently retained in that condition.

Report Item No: 13

APPLICATION No:	EPF/1746/07
SITE ADDRESS:	25 Luctons Avenue Buckhurst Hill Essex IG9 5SG
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Part single storey and part two storey rear extension, with room in new roof space.
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 Prior to first occupation of the building hereby approved the proposed two window openings in the roof shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.

Report Item No: 14

APPLICATION No:	EPF/1887/07
SITE ADDRESS:	107-111 Epping New Road Buckhurst Hill Essex IG9
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Demolition of existing building and erection of a block of 8 flats
DECISION:	Deferred

This item was deferred in order that officers seek an improved parking layout and consult highway officers further in respect of highway safety implications.