

## **EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Planning Subcommittee   **Date:** 5 March 2008  
South

**Place:** Roding Valley High School, Brook Road, Loughton, Essex   **Time:** 7.30 - 8.17 pm

**Members Present:** J Hart (Chairman), Mrs L Wagland (Vice-Chairman), K Angold-Stephens, K Chana, R Church, Mrs S Clapp, M Cohen, T Frankland, R Law, Mrs P Richardson, P Turpin and H Ulkun

**Other Councillors:**

**Apologies:** D Bateman, Mrs A Haigh, J Knapman, J Markham, G Mohindra, Mrs C Pond, B Sandler and P Spencer

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

### **68. MINUTES**

#### **RESOLVED:**

That the minutes of the last meeting held on 6 February 2008 be taken as read and signed by the Chairman as a correct record.

### **69. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillor K Angold - Stephens declared personal interests in agenda items 6 (1) (EPF/2640/07 – 9-11 High Beech Road, Loughton), (2) (EPF/0092/07 - 7 The Avenue, Loughton), (3) (EPF/0213/08 – 258 High Road, Loughton), by virtue of being a Member of Loughton Town Council and 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;

b) Pursuant to the Council's Code of Member Conduct, Councillor T Frankland declared a personal interest in agenda items 6 (1) (EPF/2640/07, 9-11 High Beech Road, Loughton), by virtue of owning a property next to the application site. The Councillors declared that his interest was prejudicial and indicated that he would leave the meeting during the consideration and voting on the item.

### **70. ANY OTHER BUSINESS**

No other business was reported for consideration at the meeting.

### **71. DEVELOPMENT CONTROL**

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

**RESOLVED:**

That the planning applications numbered 1 – 3 be determined as set out in the attached schedule to these minutes.

**72. 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**

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/2640/07
<b>SITE ADDRESS:</b>	9 - 11 High Beech Road Loughton Essex IG10 4BN
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>DESCRIPTION OF PROPOSAL:</b>	Ground and first floor extensions to sides, first floor infill extension to rear, new roof and front elevation remodelling.
<b>DECISION:</b>	Refuse Permission

**REASONS FOR REFUSAL**

- 1 The proposal, by reason of its size, particularly its increase in height in relation to the adjoining buildings, would have a detrimental effect upon the street scene, contrary to policy DBE1 of the Adopted Local Plan and Alterations.
- 2 The proposed additions would appear over-dominant and have a harmful visual impact upon the occupants of neighbouring residential properties to the rear in Smarts Lane, contrary to policy DBE2 of the Adopted Local Plan and Alterations.
- 3 Inadequate information was submitted in respect of staff levels and a travel plan, and together with inadequate provision for off-street parking in the site, the proposed substantial increase in office floor space, would be contrary to policies ST5 and ST6 of the Adopted Local Plan and Alterations.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0092/08
<b>SITE ADDRESS:</b>	7 The Avenue Loughton Essex IG10 4PT
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey side extension to form 'granny' annexe. (Revised application)
<b>DECISION:</b>	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 wall shall be fitted with obscured glass and have fixed frames, with top opening night vents only, 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 development hereby permitted without the prior written approval of the Local Planning Authority.
- 5 The proposed extension shall only be used as ancillary accommodation for the existing dwellinghouse and shall not be occupied as a unit separately from the dwelling known as 7 The Avenue, Loughton.
- 6 Prior to occupation of the development hereby approved the new doorways shown on plan Ref: C.T.A. 001 REV. 1 shall be formed and retained, and shall not be permanently fixed shut, unless otherwise agreed in writing with the Local Planning Authority.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0213/08
<b>SITE ADDRESS:</b>	258 High Road Loughton Essex IG10 1RB
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use of existing office to A3 restaurant use.
<b>DECISION:</b>	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 The restaurant hereby permitted shall not be open to customers outside the hours of 10:00 to 00:00 on Monday to Saturday, and 11:00 to 22:30 on Sundays or public holidays.
- 3 The outside areas shall not be used by customers after 22:00 and the brasserie doors shall be closed at 22:00 and retained as such thereafter.
- 4 The proposed outside seating area shall not extend beyond the area shown on approved drawing no. 011.001.003A.
- 5 Details of any fume extraction equipment shall be submitted and approved in writing before the use hereby approved commences. It shall be installed in accordance with the approved details prior to the commencement of the proposed use.
- 6 No food or drink shall be consumed, or seating provided for customers, on that part of the premises outlined in blue or it's forecourt area as shown in the location plan on drawing no. 011.001.001 rev A dated 02.01.08.

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