

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

**Committee:** Area Planning Subcommittee   **Date:** 2 April 2008  
South

**Place:** Roding Valley High School, Brook Road, Loughton, Essex   **Time:** 7.35 - 9.15 pm

**Members Present:** Mrs L Wagland (Vice-Chairman, in the Chair), K Angold-Stephens, D Bateman, Mrs S Clapp, M Cohen, T Frankland, Mrs A Haigh, J Knapman, R Law, J Markham, Mrs C Pond, B Sandler, P Spencer, P Turpin and H Ulkun

**Other Councillors:**

**Apologies:** J Hart, K Chana, R Church, G Mohindra and Mrs P Richardson

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

### **73. WELCOME AND INTRODUCTION**

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements adopted by the Council to enable persons to address the Sub-Committee, in relation to the determination of applications for planning permission. The Sub-Committee noted the advice provided for the public and speakers in attendance at Council Planning Sub-Committee meetings.

### **74. ELECTION OF VICE CHAIRMAN**

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. Consequently, the Sub-Committee was asked to appoint a Vice Chairman for the meeting.

#### **RESOLVED:**

That Councillor B Sandler be appointed Vice Chairman for the duration of the meeting.

### **75. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 5 March 2008 be taken as read and signed by the Chairman as a correct record.

### **76. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillor K Angold-Stephens declared personal interests in agenda item 6 (5) (EPF/0168/08 89 High Road, Loughton), (8) (EPF/0257/08 64 Ibbetson Path, Loughton) and (9) (EPF/0296/08 66 Englands Lane, Loughton), by virtue of being a member of Loughton Resident's 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 D Bateman declared personal interests in agenda item 6 (3) (EPF/2683/07 5 Linkside, Chigwell) and (4) (EPF/0139/08 Manor Hall, 144 Manor Road, Chigwell), by virtue of the applications being in his ward. 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;

(c) Pursuant to the Council's Code of Member Conduct, Councillors J Knapman, B Sandler and Mrs L Wagland declared personal interests in agenda item 6 (3) (EPF/2683/07 5 Linkside, Chigwell) and (4) (EPF/0139/08 Manor Hall, 144 Manor Road, 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;

(d) Pursuant to the Council's Code of Member Conduct, Councillor J Markham declared personal interests in agenda item 6 (5) (EPF/0168/08 89 High Road, Loughton), (8) (EPF/0257/08 64 Ibbetson Path, Loughton) and (9) (EPF/0296/08 66 Englands Lane, Loughton), by virtue of being a member of Loughton Resident's 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;

(e) Pursuant to the Council's Code of Member Conduct, Councillor Mrs C Pond declared personal interests in agenda item 6 (5) (EPF/0168/08 89 High Road, Loughton), (6) (EPF/0176/08 216 High Road, Loughton), (7) (EPF/0207/08 4 Tycehurst Hill, Loughton), (8) (EPF/0257/08 64 Ibbetson Path, Loughton), (9) (EPF/0296/08 66 Englands Lane, Loughton), by virtue of being a member of Loughton Town Council and also in the case of (5), (8) and (9) by being a member of Loughton Resident's Association. 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;

(f) Pursuant to the Council's Code of Member Conduct, Councillors P Spencer and H Ulkan declared personal interests in agenda item (6) (1) (EPF/0237/08 45 Queens Road, Buckhurst Hill) and (2) (EPF/0269/08 Ibrox Court, Palmerston 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.

#### **77. ANY OTHER BUSINESS**

No other business was reported for consideration at the meeting.

#### **78. 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.

**79. 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**

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**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/0237/08
<b>SITE ADDRESS:</b>	45 Queen's Road Buckhurst Hill Essex IG9 5BU
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	First floor front extension, detached two storey rear extension for redevelopment to form 2 self contained flats and ground floor rear office accommodation.
<b>DECISION:</b>	Refused Permission

**REASON FOR REFUSAL**

- 1 The proposed development does not provide for the retention of the extraction equipment for the ground floor hot food takeaway. In the absence of this there would be harm to the vitality and viability of the key shopping frontage and harm to the amenities of neighbouring residential properties contrary to policies TC1 and DBE2 of the adopted Local Plan and Alterations.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0269/08
<b>SITE ADDRESS:</b>	Ibrox Court Palmerston Road Buckhurst Hill Essex IG9 5LN
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	Provision of six additional car parking spaces within existing garage block/car parking area. (Revised application)
<b>DECISION:</b>	Granted 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 development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation relating to the site as a whole 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 as well as details of hard surfacing. 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.

- 3 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 4 Prior to the commencement of the development hereby approved, details of the proposed bin store shall be submitted to the Local Planning Authority for approval in writing.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/2683/07
<b>SITE ADDRESS:</b>	5 Linkside Chigwell Essex IG7 5DN
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village  Grange Hill
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey side extension.
<b>DECISION:</b>	Granted 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: 4**

<b>APPLICATION No:</b>	EPF/0139/08
<b>SITE ADDRESS:</b>	Manor Hall 144 Manor Road Chigwell Essex IG7
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>DESCRIPTION OF PROPOSAL:</b>	Revised application for 10 flats.
<b>DECISION:</b>	Deferred

This item was deferred to seek revisions to the scheme including alterations to a window, further information relating to site landscaping, screening of balconies/terraces and consideration of the layout of habitable rooms.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/0168/08
<b>SITE ADDRESS:</b>	89 High Road Loughton Essex IG10 4JD
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing house and erection of a block of eight, one bedroom flats. (Revised application)
<b>DECISION:</b>	Refused Permission

**REASON FOR REFUSAL**

- 1 The proposed block, due to its height and bulk has an adverse impact on the street scene and surrounding buildings contrary to policy DBE1 of the adopted Local Plan and Alterations.



**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/0176/08
<b>SITE ADDRESS:</b>	216 High Road Loughton Essex IG10 1ET
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use from retail to office use, creation of new window openings and modification of existing roof lights. New landscaped roof terrace to existing flat roof.
<b>DECISION:</b>	Granted 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 commencement of the use hereby approved and maintained in the agreed positions.
- 3 Prior to first occupation of the building hereby approved the proposed window openings in the south west elevation shall be fitted with obscured glass up to a height of 1.7 metres above the finished floor level and have fixed frames, and shall be permanently retained in that condition.
- 4 The use hereby approved shall not be commenced until details of a Green Travel Plan containing a travel to work car use and car parking arrangement strategy of the development as a whole has been submitted to and approved in writing by the Local Planning Authority. The Plan shall comprise details to reduce car dependence and vehicle emissions and to establish and encourage the use of alternative transport modes of journeys to and from work and during working hours, including how to deter visitors arriving and departing by motor car. Details of the proposals shall include measures to secure increases in car sharing, public transport use, cycling and walking, proposals for car parking restrictions and controls and details of on-site facilities to promote alternative modes of travel to the site. The plan shall contain relevant surveys, publicity and marketing; review and monitoring mechanisms shall identify targets, timescales and phasing programmes and on-site management responsibilities. The plan shall be implemented as approved and be subject to annual review for the first 5 years. This shall be carried out in conjunction with the Local Planning Authority.

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/0207/08
<b>SITE ADDRESS:</b>	4 Tycehurst Hill Loughton Essex IG10 1BU
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey/single storey rear extension and new roof formed over existing two storey side extension.
<b>DECISION:</b>	Granted 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 development shall be carried out in accordance with the amended plans received on 10/03/08 unless otherwise agreed in writing with the Local Planning Authority.
- 3 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 hung night vents only, and shall be permanently retained in that condition.
- 4 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 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 development hereby permitted without the prior written approval of the Local Planning Authority.

**Report Item No: 8**

<b>APPLICATION No:</b>	EPF/0257/08
<b>SITE ADDRESS:</b>	64 Ibbetson Path Loughton Essex IG10 2AS
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Broadway
<b>DESCRIPTION OF PROPOSAL:</b>	Part single storey, part two storey side and rear extension. (Revised application)
<b>DECISION:</b>	Granted 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 any part of the roof of the development hereby approved without the prior written approval of the Local Planning Authority.

**Report Item No: 9**

<b>APPLICATION No:</b>	EPF/0296/08
<b>SITE ADDRESS:</b>	66 England's Lane Loughton Essex IG10 2QQ
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Johns
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing house and erection of 2 x 3 bedroom houses and 2 parking spaces. (Revised application)
<b>DECISION:</b>	Refused Permission

The Committee's attention was drawn to a petition and a letter of representation from 68 England's Lane

**REASON FOR REFUSAL**

- 1 The existing house contributes to the character of this part of the street scene and the proposed replacement development fails to achieve this and the proposal, by reason of its scale and design would be detrimental to the street scene, contrary to policy DBE1 of the Adopted Local Plan and Alterations.