

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

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

Place: Roding Valley High School, Brook Road, Loughton, Essex **Time:** 7.30 - 8.50 pm

Members Present: J Hart (Chairman), R Barrett, D Bateman, K Chana, Miss R Cohen, M Cohen, D Dodeja, Mrs A Haigh, J Knapman, R Law, J Markham, G Mohindra, Mrs C Pond, Mrs P Richardson, B Sandler, P Spencer, Mrs J Sutcliffe and H Ulkun

Other Councillors: None

Apologies: Mrs L Wagland, K Angold-Stephens and Mrs S Clapp

Officers Present: N Richardson (Principal Planning Officer), G J Woodhall (Democratic Services Officer), S G Hill (Senior Democratic Services Officer) and M Jenkins (Democratic Services Assistant)

16. WEBCASTING

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.

17. 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.

18. MINUTES

RESOLVED:

That the minutes of the meeting held on 11 June 2008 be taken as read and signed by the Chairman as a correct record.

19. VICE-CHAIRMAN

Following the receipt of apologies for absence from the Vice-Chairman, the Chairman invited nominations from the Sub-Committee to appoint a Vice-Chairman for the duration of the meeting.

RESOLVED:

That Councillor M Cohen be appointed Vice-Chairman for the duration of the meeting.

20. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor Mrs J Sutcliffe declared a personal interest in the following item of the agenda, by virtue of being a member of the Parish Council. The Councillor had determined that her interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- TPO/EPF/08/08 – 224-230 Queens Road, Buckhurst Hill.

(b) Pursuant to the Council's Code of Member Conduct, Councillor M Cohen declared a personal interest in the following item of the agenda, by virtue of being the Portfolio Holder with responsibility for the Estates Section. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/0730/08 – Langston Road Depot, Langston Road, Loughton.

(c) Pursuant to the Council's Code of Member Conduct, Councillors R Law and Mrs P Richardson declared a personal interest in the following item of the agenda, by virtue of being a member of the Town Council. The Councillors had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0730/08 – Langston Road Depot, Langston Road, Loughton.

(d) Pursuant to the Council's Code of Member Conduct, Councillor D Dodeja declared a personal interest in the following item of the agenda, by virtue of being a member of the Parish Council. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/0820/08 – 1 Albert Road, Buckhurst Hill.

(e) Pursuant to the Council's Code of Member Conduct, Councillor Mrs A Haigh declared a personal interest in the following item of the agenda, by virtue of being a member of the Buckhurst Hill Residents Society. The Councillor had determined that her interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0820/08 – 1 Albert Road, Buckhurst Hill.

(f) Pursuant to the Council's Code of Member Conduct, Councillor P Spencer declared a personal interest in the following item of the agenda, by virtue of being a member of the Parish Council. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0820/08 – 1 Albert Road, Buckhurst Hill.

(g) Pursuant to the Council's Code of Member Conduct, Councillors K Chana, J Knapman and B Sandler declared a personal interest in the following items of the

agenda, by virtue of being a member of the Parish Council. The Councillors had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/0679/08 – 118 High Road, Chigwell; and
- EPF/0688/08 – Belmont Lodge, 392 Fencepiece Road, Chigwell.

(h) Pursuant to the Council's Code of Member Conduct, Councillor G Mohindra declared a personal interest in the following items of the agenda. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/0679/08 – 118 High Road, Chigwell; and
- EPF/0688/08 – Belmont Lodge, 392 Fencepiece Road, Chigwell.

(i) Pursuant to the Council's Code of Member Conduct, Councillor D Bateman declared a personal interest in the following item of the agenda, by virtue of living next door to the application. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon after exercising its right to speak for three minutes:

- EPF/0688/08 – Belmont Lodge, 392 Fencepiece Road, Chigwell.

21. ANY OTHER BUSINESS

It was noted that there was no other urgent business for consideration by the Sub-Committee.

22. CONFIRMATION OF TREE PRESERVATION ORDER EPF/08/08 - 224-230 QUEENS ROAD, BUCKHURST HILL

The Principal Planning Officer presented a report regarding the confirmation of a Tree Preservation Order at 224-230 Queens Road in Buckhurst Hill. The Sub-Committee were informed that Tree Preservation Order EPF/08/08 had been made to protect a beech tree at this site following the receipt of a planning application. Four objections had been received but these had been responded to by the Director of Planning & Economic Development as follows:

- (i) it was a poor specimen and not very healthy – the tree had been analysed as a category 'B' tree with a life expectancy of 20 – 40 years;
- (ii) it was causing shading to the garden – this could be overcome by suitable pruning;
- (iii) it was not aesthetically pleasing – this was subjective but it had been unprofessionally lopped in the past; and
- (iv) it does not have public amenity value – it was considered that the tree made an important contribution to the visual amenity of the area.

As it was felt that the tree contributed considerably to the character of the landscape in this area, confirmation of the Order without modification had been recommended for approval by the Sub-Committee.

RESOLVED:

That Tree Preservation Order EPF/08/08 be confirmed without modification.

23. 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.

24. DELEGATED DECISIONS

The Sub-Committee noted that schedules of planning applications determined by the Director 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

APPLICATION No:	EPF/0730/08
SITE ADDRESS:	Langston Road Depot Southern side of Road beside T11 site Langston Road Loughton Essex IG10 3TH
PARISH:	Loughton
WARD:	Loughton Broadway
DESCRIPTION OF PROPOSAL:	Outline application for development of the site for B1 and/or B2 and/or B8 use.
DECISION:	Grant Permission (With Conditions)

CONDITIONS

1. Application for the approval of details reserved by this permission must be made not later than the expiration of three years from the date of this notice. The development hereby permitted must be begun not later than the expiration of two years from the date of the final approval of the details reserved by this permission or, in the case of approval on different dates, the final approval of the last matter approved.
2. The development hereby permitted shall be carried out in accordance with detailed plans and particulars which shall have previously been submitted to and approved by the Local Planning Authority, showing the layout of proposed development including the provision of garaging/visitors' car parking spaces/vehicles loading or unloading, and turning areas, and the siting, design, landscaping and external appearance of each of the buildings and the means of access thereto.
3. 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.
4. 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.
5. A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using Windes or other similar programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment.

6. Prior to commencement of development, including demolition or site clearance works, a phased contaminated land investigation shall be undertaken to assess the presence of contaminants at the site in accordance with an agreed protocol as below. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance works adopted.

Prior to carrying out a phase 1 preliminary investigation, a protocol for the investigation shall be agreed in writing with the Local Planning Authority and the completed phase 1 investigation shall be submitted to the Local Planning Authority upon completion for approval.

Should a phase 2 main site investigation and risk assessment be necessary, a protocol for this investigation shall be submitted to and approved by the Local Planning Authority before commencing the study and the completed phase 2 investigation with remediation proposals shall be submitted to and approved by the Local Planning Authority prior to any remediation works being carried out.

Following remediation, a completion report and any necessary maintenance programme shall be submitted to the Local Planning Authority for approval prior to first occupation of the completed development.

7. No development or preliminary groundworks of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning authority.
8. No part of the proposed development shall be occupied until details of a Green Travel Plan containing a travel to work use and car parking management strategy of the development as a whole has been submitted to and approved in writing by the Local Planning Authority. The Plan shall comprise proposals to reduce car dependence and vehicle emissions and to establish and encourage the use of alternative transport modes for journeys to and from work and during working hours, including how to deter visitors arriving and departing by motorcar. 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 five years. This shall be carried out in conjunction with the Local Planning Authority.
9. No development hereby permitted shall take place until measures are in place to secure a contribution towards The Broadway Town Centre Enhancement Scheme (see informative).
10. No more than 20% of the development on the site shall be a use falling within Class B8 of the Use Classes Order (Amendment) 2005 unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 2

APPLICATION No:	EPF/0820/08
SITE ADDRESS:	1 Albert Road Buckhurst Hill Essex IG9 6EH
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Variation of planning approval EPF/1757/05 to increase roof height of front apartment block to contain 6 flats.
DECISION:	Refuse Permission

REASONS FOR REFUSAL

1. The proposal would be intrusive on the character of the area and detract from the appearance of the street scene, contrary to Policy DBE1 of the Adopted Local Plan and Alterations.

Report Item No: 3

APPLICATION No:	EPF/0679/08
SITE ADDRESS:	118 High Road Chigwell Essex IG7 5AR
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Demolition of an existing dwelling and erection of 10 x 2 bedroom flats and 2 x 3 bedroom penthouses including associated car parking, access and landscaping.
DECISION:	Refuse Permission

REASONS FOR REFUSAL

1. The proposed design, because of its top-heavy proportion of roof that results in a bulky appearance of the building, would be detrimental to the appearance of this development on the street scene, contrary to policy DBE1 of the Adopted Local Plan and Alterations.
2. The proposed windows on the upper floors on the southern elevations would result in undue overlooking and loss of privacy, detrimental to the living conditions of the occupier of the adjacent residential property at 120 High Road, Chigwell, contrary to Policy DBE9 of the Adopted Local Plan and Alterations.

Report Item No: 4

APPLICATION No:	EPF/0688/08
SITE ADDRESS:	Belmont Lodge 392 Fencepiece Road Chigwell Essex IG7 5DY
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Proposed extension and alterations.
DECISION:	Refuse Permission

REASONS FOR REFUSAL

1. The kitchen extension by virtue of its siting would result in loss of amenity to the occupiers of adjacent residential property by reason of noise, smell and odours, contrary to Policy DBE9 of the Adopted Local Plan and Alterations
2. The proposed kitchen extension would reduce parking on the site to well below the maximum requirement of the Council's Adopted Parking Standards and therefore result in on-street parking, to the detriment of highway safety, contrary to policy ST4 and ST6 of the Adopted Local Plan and Alterations

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