

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 13 August 2008
South

Place: Roding Valley High School, Brook Road, Loughton, Essex **Time:** 7.30 - 8.05 pm

Members Present: J Hart (Chairman), K Angold-Stephens, R Barrett, Mrs S Clapp, Miss R Cohen, M Cohen, D Dodeja, Mrs A Haigh, R Law, J Markham, Mrs P Richardson and Mrs J Sutcliffe

Other Councillors: None

Apologies: Mrs L Wagland, D Bateman, K Chana, G Mohindra, Mrs C Pond, B Sandler and P Spencer

Officers Present: N Richardson (Principal Planning Officer), G J Woodhall (Democratic Services Officer), A Hendry (Democratic Services Officer) and S Mitchell (PR Website Editor)

33. 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.

34. 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.

35. MINUTES

RESOLVED:

That the minutes of the meeting held on 23 July 2008 be taken as read and signed by the Chairman as a correct record.

36. APPOINTMENT OF VICE-CHAIRMAN

The Chairman invited nominations from the Sub-Committee for the appointment of a Vice-Chairman for the duration of the meeting.

RESOLVED:

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

37. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors K Angold-Stephens, R Barrett, R Law and Mrs P Richardson declared a personal interest in the following item of the agenda, by virtue of being members of Loughton 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/1263/08 – 71 The Lindens, Loughton.

(b) Pursuant to the Council's Code of Member Conduct, Councillors D Dodeja and Mrs J Sutcliffe declared a personal interest in the following item of the agenda, by virtue of being members of Buckhurst Hill Parish 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/0920/08 – Land adj 8 Cascade Road, Buckhurst Hill.

38. ANY OTHER BUSINESS

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

39. 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.

40. 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/1320/08
SITE ADDRESS:	Grove Cottage Grove Lane Chigwell Essex IG7 6JD
PARISH:	Chigwell
WARD:	Chigwell Row
DESCRIPTION OF PROPOSAL:	New entrance, piers and railings. (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 piers, shall match those of the existing building.
3. No gates should be erected between the entrance piers that grant ingress and egress to the site without the approval of the Local Planning Authority.

Report Item No: 2

APPLICATION No:	EPF/1263/08
SITE ADDRESS:	71 The Lindens Loughton Essex IG10 3HT
PARISH:	Loughton
WARD:	Loughton Alderton
DESCRIPTION OF PROPOSAL:	Conversion of garage to habitable room with first floor extension above.
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 first occupation of the building hereby approved the proposed window openings in the North side shall be fitted with obscured glass and have fixed frames, 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.

Report Item No: 3

APPLICATION No:	EPF/0920/08
SITE ADDRESS:	Land adj, 8 Cascade Road Buckhurst Hill Essex IG9 6DX
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Erection of a two-bed bungalow.
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. 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 north flank walls of the development hereby permitted without the prior written approval of the Local Planning Authority.
4. Prior to the commencement of development, a detailed scheme for the treatment and disposal of soils affected by Japanese Knotweed shall be submitted and approved in writing by the Local Planning Authority. Such a scheme shall accord with the advice in the publication 'Managing Japanese Knotweed on development sites - the knotweed code of practice (Environmental Agency) and Guidance for the Control of Invasive Plants Near Watercourses (Environmental Agency 2001). Thereafter the development shall be carried out in accordance with the approved scheme.

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