

Committee Agenda



**Webcast
Meeting**



**Epping Forest
District Council**

AREA PLANNING SUBCOMMITTEE SOUTH **Wednesday, 13th August, 2008**

Place: Roding Valley High School, Brook Road, Loughton, Essex

Room: Dining Hall

Time: 7.30 pm

Democratic Services Officer: Gary Woodhall - Office of the Chief Executive
Email: gwoodhall@eppingforestdc.gov.uk Tel: 01992 564470

Members:

Councillors J Hart (Chairman), Mrs L Wagland (Vice-Chairman), K Angold-Stephens, R Barrett, D Bateman, K Chana, Mrs S Clapp, 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

A PLAN SHOWING THE LOCATION OF RODING VALLEY HIGH SCHOOL IS ATTACHED TO THIS AGENDA. A BRIEFING WILL BE HELD FOR THE CHAIRMAN, VICE-CHAIRMAN AND GROUP SPOKESPERSONS OF THE SUB-COMMITTEE, AT 6.30 P.M. PRIOR TO THE MEETING

WEBCASTING NOTICE

Please note: this meeting may be filmed for live or subsequent broadcast via the Council's internet site - at the start of the meeting the Chairman will confirm if all or part of the meeting is being filmed.

You should be aware that the Council is a Data Controller under the Data Protection Act. Data collected during this webcast will be retained in accordance with the Council's published policy and copies made available to those that request it.

Therefore by entering the Chamber and using the lower public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings for web casting and/or training purposes. If members of the public do not wish to have their image captured they should sit in the upper council chamber public gallery area

If you have any queries regarding this, please contact the Senior Democratic Services Officer on 01992 564249.

1. WEBCASTING INTRODUCTION

1. This meeting is to be webcast;
2. Members are reminded of the need to activate their microphones before speaking; and
3. the Chairman will read the following announcement:

“I would like to remind everyone present that this meeting will be filmed live for subsequent uploading to the Internet and will be capable of repeated viewing.

If you are sat in the public seating area it is possible that the recording cameras will capture your image and this will result in the possibility that your image will become part of the broadcast although officers will try and avoid this.

This may infringe your human and data protection rights and if you have any concerns about this then you should speak to the Webcasting Officer.”

2. ADVICE TO PUBLIC AND SPEAKERS AT COUNCIL PLANNING SUBCOMMITTEES (Pages 5 - 8)

General advice to people attending the meeting is attached together with a plan showing the location of the meeting.

3. MINUTES (Pages 9 - 26)

To confirm the minutes of the last meeting of the Sub-Committee.

4. APOLOGIES FOR ABSENCE

5. DECLARATIONS OF INTEREST

(Assistant to the Chief Executive) To declare interests in any item on this agenda.

6. ANY OTHER BUSINESS

Section 100B(4)(b) of the Local Government Act 1972, together with paragraphs 6 and 25 of the Council Procedure Rules contained in the Constitution requires that the permission of the Chairman be obtained, after prior notice to the Chief Executive, before urgent business not specified in the agenda (including a supplementary agenda of which the statutory period of notice has been given) may be transacted.

In accordance with Operational Standing Order 6 (non-executive bodies), any item raised by a non-member shall require the support of a member of the Committee concerned and the Chairman of that Committee. Two weeks' notice of non-urgent items is required.

7. DEVELOPMENT CONTROL (Pages 27 - 42)

(Director of Planning and Economic Development) To consider planning applications as set out in the attached schedule.

Background Papers: (i) Applications for determination – applications listed on the schedule, letters of representation received regarding the applications which are summarised on the schedule. (ii) Enforcement of Planning Control – the reports of officers inspecting the properties listed on the schedule in respect of which consideration is to be given to the enforcement of planning control.

8. DELEGATED DECISIONS

(Director of Planning and Economic Development) Schedules of planning applications determined by the Head of Planning and Economic Development under delegated powers since the last meeting of a Plans Subcommittee may be inspected in the Members Room or at the Planning and Economic Development Information Desk at the Civic Offices, Epping.

9. EXCLUSION OF PUBLIC AND PRESS

Exclusion: To consider whether, under Section 100(A)(4) of the Local Government Act 1972, the public and press should be excluded from the meeting for the items of business set out below on grounds that they will involve the likely disclosure of exempt information as defined in the following paragraph(s) of Part 1 of Schedule 12A of the Act (as amended) or are confidential under Section 100(A)(2):

Agenda Item No	Subject	Exempt Information Paragraph Number
Nil	Nil	Nil

The Local Government (Access to Information) (Variation) Order 2006, which came into effect on 1 March 2006, requires the Council to consider whether maintaining the exemption listed above outweighs the potential public interest in disclosing the information. Any member who considers that this test should be applied to any currently exempted matter on this agenda should contact the proper officer at least 24 hours prior to the meeting.

Confidential Items Commencement: Paragraph 9 of the Council Procedure Rules contained in the Constitution require:

- (1) All business of the Council requiring to be transacted in the presence of the press and public to be completed by 10.00 p.m. at the latest.
- (2) At the time appointed under (1) above, the Chairman shall permit the completion of debate on any item still under consideration, and at his or her discretion, any other remaining business whereupon the Council shall proceed to exclude the public and press.
- (3) Any public business remaining to be dealt with shall be deferred until after the completion of the private part of the meeting, including items submitted for report rather than decision.

Background Papers: Paragraph 8 of the Access to Information Procedure Rules of the Constitution define background papers as being documents relating to the subject matter of the report which in the Proper Officer's opinion:

- (a) disclose any facts or matters on which the report or an important part of the report is based; and

- (b) have been relied on to a material extent in preparing the report and does not include published works or those which disclose exempt or confidential information (as defined in Rule 10) and in respect of executive reports, the advice of any political advisor.

Inspection of background papers may be arranged by contacting the officer responsible for the item.

Advice to Public and Speakers at Council Planning Subcommittees

Are the meetings open to the public?

Yes all our meetings are open for you to attend. Only in special circumstances are the public excluded.

When and where is the meeting?

Details of the location, date and time of the meeting are shown at the top of the front page of the agenda along with the details of the contact officer and members of the Subcommittee.

Can I speak?

If you wish to speak **you must register with Democratic Services by 4.00 p.m. on the day before the meeting**. Ring the number shown on the top of the front page of the agenda. Speaking to a Planning Officer will not register you to speak, you must register with Democratic Service. Speakers are not permitted on Planning Enforcement or legal issues.

Who can speak?

Three classes of speakers are allowed: One objector (maybe on behalf of a group), the local Parish or Town Council and the Applicant or his/her agent.

Sometimes members of the Council who have a prejudicial interest and would normally withdraw from the meeting might opt to exercise their right to address the meeting on an item and then withdraw.

Such members are required to speak from the public seating area and address the Sub-Committee before leaving.

What can I say?

You will be allowed to have your say about the application but you must bear in mind that you are limited to three minutes. At the discretion of the Chairman, speakers may clarify matters relating to their presentation and answer questions from Sub-Committee members.

If you are not present by the time your item is considered, the Subcommittee will determine the application in your absence.

Can I give the Councillors more information about my application or my objection?

Yes you can but it must not be presented at the meeting. If you wish to send further information to Councillors, their contact details can be obtained through Democratic Services or our website www.eppingforestdc.gov.uk. Any information sent to Councillors should be copied to the Planning Officer dealing with your application.

How are the applications considered?

The Subcommittee will consider applications in the agenda order. On each case they will listen to an outline of the application by the Planning Officer. They will then hear any speakers' presentations.

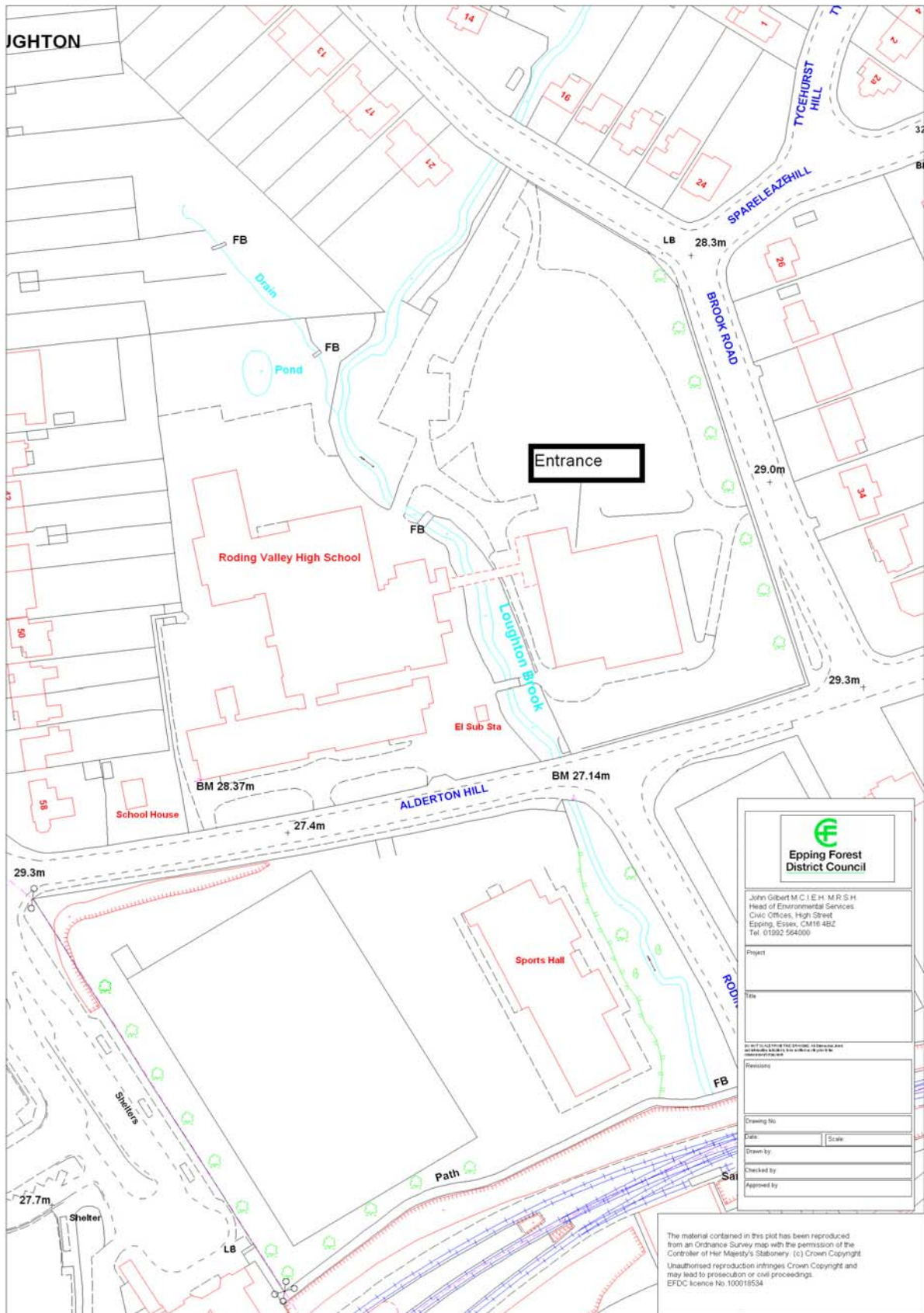
The order of speaking will be (1) Objector, (2) Parish/Town Council, then (3) Applicant or his/her agent. The Subcommittee will then debate the application and vote on either the recommendations of officers in the agenda or a proposal made by the Subcommittee. Should the Subcommittee propose to follow a course of action different to officer recommendation, they are required to give their reasons for doing so.

The Subcommittee cannot grant any application, which is contrary to Local or Structure Plan Policy. In this case the application would stand referred to the next meeting of the District Development Control Committee.

Further Information?

Can be obtained through Democratic Services or our leaflet 'Your Choice, Your Voice'

Area Plans Subcommittee A – Location Plan



This page is intentionally left blank

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 23 July 2008
South

Place: Roding Valley High School, Brook Road, Loughton, Essex **Time:** 7.35 - 9.00 pm

Members Present: J Hart (Chairman), K Angold-Stephens, R Barrett, K Chana, Mrs S Clapp, Miss R Cohen, M Cohen, D Dodeja, Mrs A Haigh, J Knapman, 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, D Bateman and R Law

Officers Present: J Godden (Planning Officer), K Smith (Senior Planning Officer), G J Woodhall (Democratic Services Officer), S G Hill (Senior Democratic Services Officer) and S Mitchell (PR Website Editor)

25. 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.

26. 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.

27. MINUTES

RESOLVED:

That the minutes of the meeting held on 2 July 2008 be taken as read and signed by the Chairman as a correct record.

28. 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.

29. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors K Chana, J Knapman, G Mohindra and B Sandler declared a personal interest in the following items of the agenda, by virtue of being members of Chigwell 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/1112/08 – 189 Oak Cottage, High Road, Chigwell;
- EPF/0981/08 – 54 Manor Road, Chigwell; and
- EPF/0894/08 – 7 Stradbroke Drive, Chigwell.

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

- EPF/0943/08 – 45 Queen's Road, Buckhurst Hill;
- EPF/1032/08 – Daiglen School, 68 Palmerston Road, Buckhurst Hill; and
- EPF/1053/08 – 3 Langfords, Buckhurst Hill.

(c) Pursuant to the Council's Code of Member Conduct, Councillors P Spencer and Mrs J Sutcliffe declared a personal interest in the following items 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 applications and voting thereon:

- EPF/0943/08 – 45 Queen's Road, Buckhurst Hill;
- EPF/1032/08 – Daiglen School, 68 Palmerston Road, Buckhurst Hill; and
- EPF/1053/08 – 3 Langfords, Buckhurst Hill.

(d) Pursuant to the Council's Code of Member Conduct, Councillor J Markham declared a personal interest in the following items of the agenda, by virtue of being a member of Loughton Residents Association. 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/0900/08 – 12-30 Church Hill, Loughton; and
- EPF/1122/08 – Station Dry Cleaners, Loughton Station, Station Approach, Loughton.

(e) Pursuant to the Council's Code of Member Conduct, Councillors K Angold-Stephens, R Barrett, Mrs C Pond and Mrs P Richardson declared a personal interest in the following items 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 applications and voting thereon:

- EPF/0900/08 – 12-30 Church Hill, Loughton;
- EPF/0967/08 – Daiglen 236 High Road, Loughton;
- EPF/1122/08 – Station Dry Cleaners, Loughton Station, Station Approach, Loughton; and
- EPF/1153/08 – Greengates, 24/26 Albion Hill, Loughton.

(f) 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 the objector being related to a Director within his Corporate Support & ICT Services Portfolio. 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/1153/08 – Greengates, 24/26 Albion Hill, Loughton.

30. ANY OTHER BUSINESS

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

31. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 10 be determined as set out in the attached schedule to these minutes.

32. 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

This page is intentionally left blank

Report Item No: 1

APPLICATION No:	EPF/1112/08
SITE ADDRESS:	189 Oak Cottage High Road Chigwell Essex IG7 5AS
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	TPO/EPF/05/96/T5 Lime - fell and replace
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998 (1989) (or with any similar replacement Standard).
- 2 The works hereby authorised shall not be undertaken after a period of three years from the date of this consent has expired.
- 3 A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed, unless varied with the written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, 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: 2

APPLICATION No:	EPF/0943/08
SITE ADDRESS:	45 Queen's Road Buckhurst Hill Essex IG9 5BU
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	First floor front extension, detached two storey rear extension for redevelopment to form 2 self contained flats and ground floor rear office accommodation. (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 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 the commencement of the development details of the proposed surface materials for the parking areas and 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.
- 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.

- 6 Before the flats and extension hereby permitted are occupied, written details shall be provided to the Local Planning Authority concerning the mitigation of noise from the extract flue affecting the residential property. The sound insulation should ensure that the occupiers are provided with reasonable resting/sleeping conditions with reference to British Standard BS8233: 1999 - Sound insulation and noise reduction for buildings - Code of practice.

Details of any proposed sound insulation shall be submitted to and agreed in writing by the Local Planning Authority and installed before any of the proposed residential development is occupied.

- 7 Equipment shall be installed to suppress and disperse cooking/food preparation fumes and smell to a minimum. The equipment shall be effectively operated and maintained for so long as the use continues. Details of the equipment shall be submitted to, and approved by, the Local Planning Authority and the equipment shall be installed and be in full working order to the satisfaction of the Local Planning Authority prior to the commencement of use.

Report Item No: 3

APPLICATION No:	EPF/1032/08
SITE ADDRESS:	Daiglen School 68 Palmerston Road Buckhurst Hill Essex IG9 5L
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	First floor rear elevation extension for IT room.
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 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: 4

APPLICATION No:	EPF/1053/08
SITE ADDRESS:	3 Langfords Buckhurst Hill Essex IG9 5LS
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Retention of a garage conversion.
DECISION:	Grant Permission

CONDITIONS

None

Report Item No: 5

APPLICATION No:	EPF/0981/08
SITE ADDRESS:	54 Manor Road Chigwell Essex IG7 5PG
PARISH:	Chigwell
WARD:	Chigwell Village Grange Hill
DESCRIPTION OF PROPOSAL:	First floor side and two storey rear extensions, and extension to garage.
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 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.
- 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.

- 5 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

- 6 The proposed balcony screen shall be erected in accordance with the detail shown on the approved plan, unless otherwise agreed by the local planning authority. The screen shall be retained thereafter.

Report Item No: 6

APPLICATION No:	EPF/0894/08
SITE ADDRESS:	7 Stradbroke Drive Chigwell Essex IG7 5QU
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Proposed demolition of existing property and erection of new five bedroom detached dwelling.
DECISION:	Grant Permission (with conditions)

The Committee was persuaded to grant planning permission because it considered that the design of the dwelling was acceptable having regard to the mix of property designs within the locality.

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 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 4 No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The Arboricultural Method Statement shall include a tree protection plan to show the areas designated for the protection of trees, shrubs and hedges, hereafter referred to as Protection Zones. Unless otherwise agreed, the Protection Zones will be fenced, in accordance with the British Standard Trees in Relation to Construction-Recommendations (BS.5837:2005) and no access will be permitted for any development operation.

The Arboricultural Method Statement shall include all other relevant details, such as changes of level, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences. It

shall also include the control of potentially harmful operations, such as burning, the storage, handling and mixing of materials, and the movement of people or machinery across the site, where these are within 10m of any designated Protection Zone.

- 5 No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The Arboricultural Method Statement shall include a tree protection plan to show the areas designated for the protection of trees, shrubs and hedges, hereafter referred to as Protection Zones. Unless otherwise agreed, the Protection Zones will be fenced, in accordance with the British Standard Trees in Relation to Construction-Recommendations (BS.5837:2005) and no access will be permitted for any development operation.

The Arboricultural Method Statement shall include all other relevant details, such as changes of level, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences. It shall also include the control of potentially harmful operations, such as burning, the storage, handling and mixing of materials, and the movement of people or machinery across the site, where these are within 10m of any designated Protection Zone.

Report Item No: 7

APPLICATION No:	EPF/0900/08
SITE ADDRESS:	12-30, Church Hill Loughton Essex IG10 1LA
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Demolition of existing buildings and erection of three linked blocks of three storeys with accommodation at roof level. The development comprises 24 apartments, 3 retail units and 27 car parking spaces, cycles parking and amenity area. (Revised application)
DECISION:	Refuse Permission

REASONS FOR REFUSAL

- 1 The building, by virtue of its height, bulk and proximity to the street would be an overly dominant and overbearing addition to the street scene which would fail to complement the surrounding buildings, contrary to policies DBE1, CP2 and CP7 of the adopted Local Plan and Alterations.
- 2 The proposed rear balconies would result in a material loss of privacy to the occupiers of neighbouring residential properties in Queens Road, contrary to policies DBE2 and DBE9 of the adopted Local Plan and Alterations.

Report Item No: 8

APPLICATION No:	EPF/0967/08
SITE ADDRESS:	236 High Road Loughton Essex IG10 1RB
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Retention of 2 no. satellite receiver dishes.
DECISION:	Deferred

The committee deferred this decision for the applicant to consider an alternative siting and/or an alternative colour.

Report Item No: 9

APPLICATION No:	EPF/1122/08
SITE ADDRESS:	Station Dry Cleaners Loughton Station Station Approach Loughton Essex IG10 4PD
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Change of use from A1 (shop) to A5 (hot food take-away).
DECISION:	Refuse permission

REASONS FOR REFUSAL

- 1 The proposed use would cause a material increase in noise and disturbance to nearby residential properties, resulting in a detrimental loss of amenity, contrary to policies DBE2 and DBE9 of the adopted Local Plan and Alterations.
- 2 The proposed use would exacerbate existing problems of crime and antisocial behaviour within the area, which is subject to a Dispersal Order held by the Safer Communities Partnership. This would be contrary to policy CP6 of the adopted Local Plan and Alterations, which seeks to improve the quality of life in urban areas, making them more attractive places to live. Furthermore, the change of use would fail to create a safe and accessible environment where crime and disorder does not undermine quality of life, contrary to Central Government advice contained within PPS1.
- 3 The proposed change of use would result in harm to the vitality and viability of the Town Centre due to the loss of an A1 retail use. The vitality and viability of the Town Centre is presently threatened by the high percentage of non-retail uses within the key retail frontage. Accordingly, the use would be contrary to policy TC3 of the adopted Local Plan and Alterations.

Report Item No: 10

APPLICATION No:	EPF/1153/08
SITE ADDRESS:	Greengates 24/26 Albion Hill Loughton Essex IG10 4RD
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Proposed new garage to no. 24 and new house to 26 Albion Hill.
DECISION:	Refuse Permission

REASONS FOR REFUSAL

- 1 The proposed rear balcony would result in a material loss of privacy to the occupiers of neighbouring residential property, contrary to policies DBE2 and DBE9 of the adopted Local Plan and Alterations.

This page is intentionally left blank

AREA PLANS SUB-COMMITTEE SOUTH

13 AUGUST 2008

INDEX OF PLANNING APPLICATIONS/ENFORCEMENT CASES

ITEM	REFERENCE	SITE LOCATION	OFFICER RECOMMENDATION	PAGE
1.	EPF/1320/08	Grove Cottage, Grove Lane, Chigwell	GRANT	29
2.	EPF/1263/08	71 The Lindens, Loughton	GRANT	33
3.	EPF/0920/08	Land adj 8 Cascade Road, Buckhurst Hill	GRANT	38

This page is intentionally left blank

Report Item No: 1

APPLICATION No:	EPF/1320/08
SITE ADDRESS:	Grove Cottage Grove Lane Chigwell Essex IG7 6JD
PARISH:	Chigwell
WARD:	Chigwell Row
APPLICANT:	Mr J Colley
DESCRIPTION OF PROPOSAL:	New entrance, piers and railings. (Revised application)
RECOMMENDED 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.

This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).

Description of Proposal:

This is a revised proposal following a previously refused scheme under planning application reference EPF/2244/07 for the erection of 4 x entrance piers.

Description of Site:

The subject site comprises of a new build two-storey detached dwelling house set in a large rectangular plot of land situated directly west of a cul de sac that is accessed north off Lambourne Road. There is a neighbouring terrace of two-storey cottages to the north of the site and large detached houses bordering to the east and south of the site. The site itself is not in the Green Belt; however the west and northern boundaries abut onto the Green Belt. The front boundary of the site is partly bordered by a hedge that leads off from the common boundary with adjacent neighbour at 'Woodbine', along which the proposal will be sited.

Relevant History:

CHI/153/55 - Additions to house and erection of garage : Approved

EPF/731/74 - Rear and front extensions : Approved

EPF/1912/88 - Outline application for two-storey dwelling house : Refused

EPF/0688/06 - Two storey side and rear extensions, first floor rear extension and rear conservatory. Approved/conditions

EPF/2244/07 - Erection of entrance gates, piers and pillars : Refused

Reason: Proposal is out of character on the street scene and insufficient set back provision for proposed gates fails to comply with DBE1 and ST4.

Policies Applied:

Development Policies from Epping Forest District Council's Replacement Local Plan:

DBE1 – New buildings

DBE2 – Affect upon the surrounding area

ST4 – Highways Safety

Issues and considerations

The main issues and considerations in relation to this application are road safety and amenity of neighbouring properties.

1. Amenity and Design

- The property is a detached dwelling situated in a quiet narrow cul-de-sac and the proposed development will be located along the front boundary. The character of the street is semi-rural and comprises of a mix of small attractive garden cottages with a building line close to the edge of the road and to the south are larger sized detached dwellings set back from the edge of the road.
- The scheme as revised has reduced the previous height of the 3 x pillars with entrance gates from 2.2m to 4 x 1.9m high piers. The entrance gates have been eliminated and between the piers are two, 4.0m wide openings that allow ingress and egress from the site.
- The revised scheme has also eliminated the railings and replaced this with a soft landscape scheme and the proposal depicts a hedge to infill between the two vehicle entrances into the site.
- The proposed piers and hedge will provide a means of enclosing the site to demarcate between private space within the site and public space on the road.
- The proposed entrance piers and hedge within proximity of the cottages in this semi-rural location will not result in an overly prominent feature and will not cause detrimental harm to the visual amenity of the street scene, as revised this scheme complies with DBE 1.

2. Road safety

- There is some concern from the parish council that the piers are within proximity of highway land. It is not considered that the piers will be any closer to the highway than the existing hedge at the front of the site and the applicant has indicated the land is in their ownership.
- In terms of road safety, there are no gates proposed with this revised scheme and a condition would ensure prior planning consent is required in the interest of road safety as Grove Road is a narrow road.

Conclusion

For the reasons stated above, the scheme as revised addresses the reasons for the previous refusal. It is therefore considered that this scheme is an improvement and as such complies with the relevant Local Plan policies and is therefore recommended for approval with conditions.

SUMMARY OF REPRESENTATIONS:

Chigwell Parish Council: **OBJECTS:** The Council objects to this application as it is not satisfied that the previous requirements have been met.

Previous reasons for objection under planning ref: EPF/2244/07: 'The Council *OBJECTS* to this application. Certificate A not completed correctly. Gates on highway land and no set away area for incoming vehicles.'



Epping Forest District Council

Area Planning Sub-Committee South



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDC licence No.100018534

Agenda Item Number:	1
Application Number:	EPF/1320/08
Site Name:	Grove Cottage, Grove Lane, Chigwell, IG7 6JD
Scale of Plot:	1/1250

Report Item No: 2

APPLICATION No:	EPF/1263/08
SITE ADDRESS:	71 The Lindens Loughton Essex IG10 3HT
PARISH:	Loughton
WARD:	Loughton Alderton
APPLICANT:	Mr & Mrs Howes
DESCRIPTION OF PROPOSAL:	Conversion of garage to habitable room with first floor extension above.
RECOMMENDED 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.

This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).

Description of Proposal:

Conversion of garage to habitable room with first floor extension above. The existing garage protrudes forward by 2.25m from the rest of the front of the property and measures 4.7m wide. The extension would be set above this existing garage. The eaves height would be raised from

2.3m high to 4.8m high and the roof would be a hipped design rising up from the front with a ridge height of 8m that would match the height of the existing adjacent front gable.

Description of Site:

Two storey detached property in an estate of other detached properties of 3 different but similar styles. Number 71 is set on a corner location between the very end of The Lindens and the adjacent cul-de-sac Hogarth Reach.

Relevant History:

None

Policies Applied:

Local Plan:

Policy DBE2 – Effect on Neighbouring Properties

Policy DBE3 – Design in Urban Areas

Policy DBE9 – Excessive loss of amenity to neighbouring properties

Policy DBE 10 – Design of Residential Extensions

Policy ST4 – Road Safety

Policy ST6 – Vehicles Parking

Issues and Considerations:

The principal issues to consider with this application relate to the impacts of the proposed first floor extension upon the character of the streetscene and area, impacts upon the amenities of neighbouring residents and impacts of the loss of two off-street parking spaces upon road safety.

1. Character of the streetscene and area

The first floor extension now proposed is considered to acceptably complement the existing property in its use of window detail, roof materials, timber framing and brick to match the details and materials of the existing property. It is acceptably subordinate to the existing in terms of floorspace, height and width. The roof design of the extension would further limit the scale of the proposed extension relative to the existing property.

There are other properties in the local area that have first floor extensions over the protruding front garages, most notably number 77 The Lindens diagonally opposite where an identical property has gained permission for a near-identical extension (Ref. EPF/1990/03).

To the rear, number 1 Hogarth Reach is another identical property that has gained approval (Ref. EPF/0571/05) for a near-identical first floor extension above the garage, but as yet this has not been built.

The relevant design and built environment policies have not changed since these near-identical first floor extensions were granted planning permission.

Other properties in the area have also gained permission to extend above their garages and/or convert the garages to living accommodation.

As such, the only reasonable grounds for any refusal of this near-identical proposal would be if the extension were so out of keeping in this specific location as to significantly detract from the character of the streetscene and area.

The property is located on the corner of The Lindens and Hogarth Reach and the South side of the property is visible as one approaches from the East along a 140m straight section of The Lindens. However, both The Lindens and Hogarth Reach form a no-through-route and are relatively quiet residential access roads where this corner does not represent a particularly sensitive prominent position in the built environment. The location of the proposed extension is on the North side of the property, which is obscured from view along most of the 140m straight section of The Lindens and as such it would be on the less prominent side of the property. It is considered, therefore, that the extension is not so out of keeping in this specific location as to significantly detract from the character of the streetscene and area.

2. Residential amenity

There is one neighbouring property where the residential amenity of the occupiers would be directly affected by this extension and this is at number 70 The Lindens.

There would be an element of loss of light as the additional storey would be to the South and would block a degree of light. However, since it would only block light to any significant degree to the front parking area, not the main amenity area, this would not significantly harm residential amenity. There are front windows at ground floor to a lounge and at first floor to a study that would not be facing the proposed extension. Although there would be a degree of loss of direct sunlight shining into the corners of these rooms at certain times of the day, this would not be to any kind of degree as to provide a sustainable ground for refusal in terms of loss of light.

Similarly, there would be a degree of overbearing impact from the erection of the additional storey above the garage, but, again, the impact would be felt only from the front parking area and not from a main amenity area and this would not be to an unacceptable level.

The usual test for whether the loss of outlook from main habitable room windows is to an unacceptable level is to ascertain if the proposed extension breaks a sight line offset at a 45° angle from the edge of the neighbouring habitable room window. In this case, the relevant windows are the ground floor sitting room and the first floor study of number 70 The Lindens, and for both of these windows the loss of outlook does not break the 45° test. As such, there are no sustainable grounds for refusal on grounds of loss of outlook.

A condition is proposed to ensure that no additional side windows are created, other than those on the plans, and that the first floor side window remains obscure glazed, so as to safeguard the neighbouring residents from any significant level of overlooking.

Having regard to the small scale of the proposed development it is considered more appropriate to safeguard the amenities of neighbouring residents during construction under other legislation rather than by way of a planning condition.

3. Off-street parking and Road Safety concerns

Policy ST6 of the adopted Local Plan and Alterations states that the Council will expect all development proposals to provide on-site parking in accordance with the adopted 2001 Parking Standards, which states that for new houses a maximum of 2 off street parking spaces be provided for dwellings in an urban location where there is poor off-peak public transport services, or a maximum of 1 in an urban area where access to public transport is good. There are no specific criteria provided to determine in which area a property is located, but in this case it is considered that there are relatively good public transport links from the London Underground Loughton station.

There would remain space to comfortably park 2 cars off street and evidence has been provided that 4 cars are able to be parked in the driveway area at the property. As such, there is no

justification to refuse the application on lack of parking or on road safety effects bearing in mind the maximum standards. Therefore the proposal complies with policies ST4 and ST6 of the adopted Local Plan and Alterations.

Conclusion

The proposed first floor extension is very similar to other extensions that have been approved in the immediate vicinity, and which were approved applying the same Design and Built Environment policies. The extension is on the North side of the property which is the less prominent side and there are no site-specific factors that make this proposal unacceptable. There would be no unacceptable effects caused to the amenities of the neighbouring residents at number 70 The Lindens, and no unacceptable loss of parking spaces. As such, the application is recommended for approval.

SUMMARY OF REPRESENTATIONS:

LOUGHTON TOWN COUNCIL: Objected to the application which was contrary to Policies DBE9 and DBE10 (i) of Epping Forest District Council's adopted Local Plan and Alterations due to the bulk of the extension having an adverse effect on the streetscene when approaching the cul-de-sac from the main road. The Committee commented that a stepping back of the first floor extension from the front wall of the existing garage might lessen the impact. However, it expressed concerns about a potential loss of light to the neighbouring property which was set back from no 71 and the loss of off-street parking provision of which there was no information provided.

67 THE LINDENS

68 THE LINDENS

69 THE LINDENS

70 THE LINDENS

Objected on the following grounds:

- The development would be out of keeping with its surroundings;
- Number 71 is at a prominent position and already dominates its surroundings, and to extend above the garage would exacerbate this dominance;
- Disruption caused during construction;
- Reduced off-street parking and resultant threat to road safety;
- Loss of light
- Loss of outlook
-

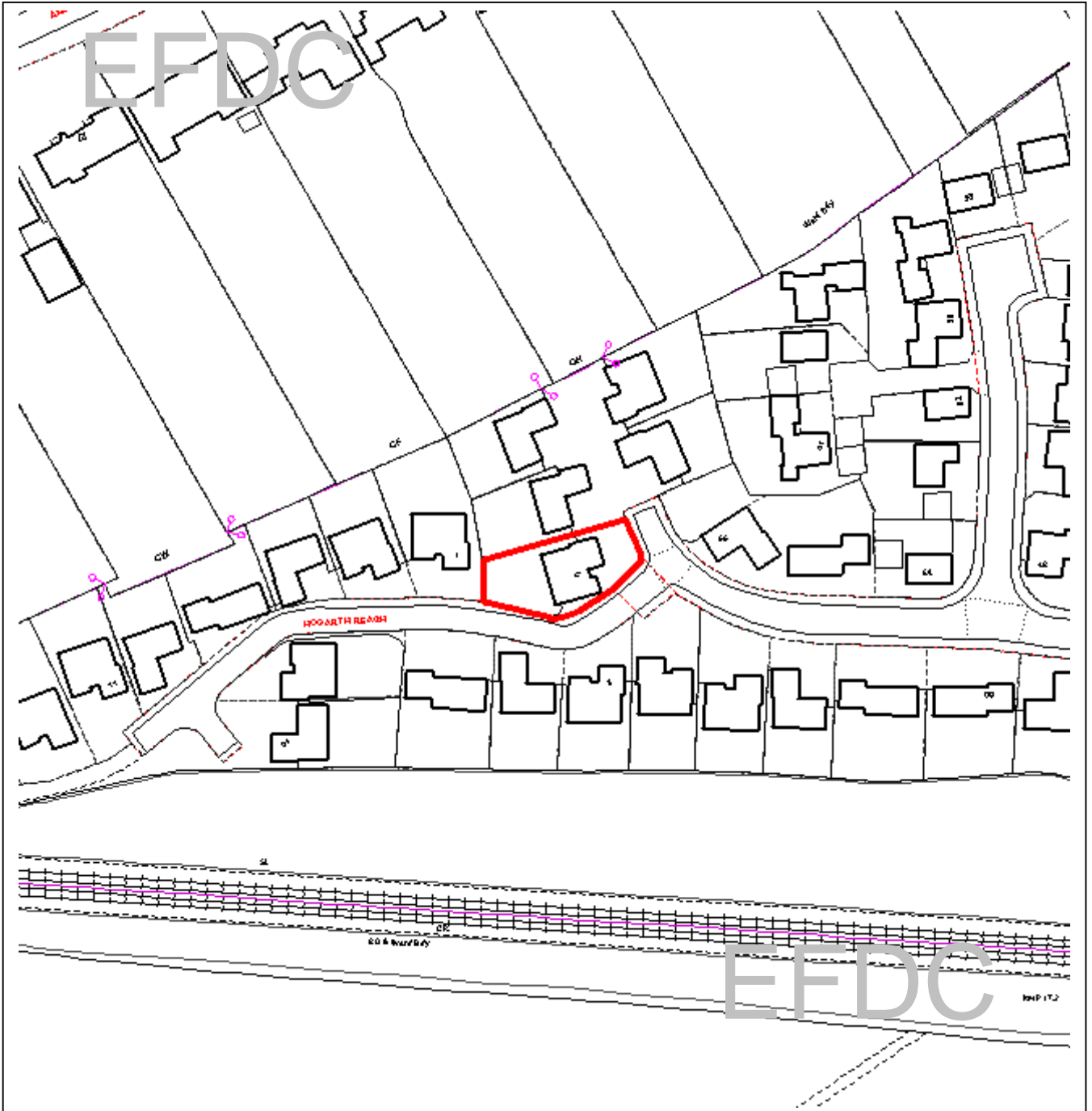
APPLICANTS: Submitted a supporting statement to respond to the objections from the Town Council and neighbouring residents, making the following points:

- Nine properties in the near vicinity have undertaken similar works or had permission given for similar works, and photographic evidence is provided for this.
- The streetscene would not be adversely affected, and neither would any views.
- The neighbouring property number 70 The Lindens is not shaded by number 71 and this would not change, and a large oak tree has been removed at the rear which has improved the levels of light to number 70 The Lindens.
- Four off street parking spaces would remain.



Epping Forest District Council

Area Planning Sub-Committee South



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDC licence No.100018534

Agenda Item Number:	2
Application Number:	EPF/1263/08
Site Name:	71 The Lindens, Loughton, IG10 3HT
Scale of Plot:	1/1250

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
APPLICANT:	Largewell Ltd
DESCRIPTION OF PROPOSAL:	Erection of a two bed bungalow.
RECOMMENDED 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.

This application is before this Committee since the recommendation differs from the views of the local council (Pursuant to Section P4, Schedule A (g) of the Council's Delegated Functions).

Description of Proposal:

Permission is sought to demolish an existing single storey garage unit and erect a new bungalow that creates a pair of semi-detached dwellings.

Description of Site:

The subject site is a rectangular shaped plot that measures 9.3m in width at the front onto the highway and 34.5m in depth. The site is located on the west side of Cascade Road, a predominantly residential area situated in the built-up urban area of Buckhurst Hill. The site currently accommodates a workshop/ garage unit and the site backs onto a three-storey brick built elderly persons residential home to the west. Adjoining property that shares a common boundary to the south is a bungalow and on the north boundary with the site is a new build two-storey dwelling. The street accommodates semi-detached dwellings comprising of bungalows to the south of the site and two-storey dwellings to the north, all built to a uniform front building line. The ground level is relatively flat and the site benefits from open views to fields east of the site.

Relevant History:

EPF/1029/01: Demolition of existing store buildings and replacement of two bedroom bungalow. Approved/ conditions

Policies Applied:

Residential Development Policies from Epping Forest District Council's Replacement Local Plan:

DBE 1 - New buildings
DBE 2 - New buildings amenity
DBE 6 - Car Parking
DBE 8 - Amenity space
DBE 9 - Neighbour Amenity
H4A - Dwelling Mix
ST4 - Parking
ST6 - Traffic Criteria
CP 4 & 5 - Sustainable buildings
LL10 - Landscaping

Issues and Considerations:

The main issue is whether the proposal will have a detrimental impact upon the locality and/or the amenities of residents living in the vicinity of the site, the design, highway safety and sustainability.

1. Sustainability, dwelling mix and parking

- The proposal is the renewal of a previously approved scheme of a similar description under planning ref: EPF/1029/01. As with the previous scheme, the proposal is to demolish an existing work shop building and erect a new 2-bedroom bungalow dwelling on the site that measures 8.3m width x 11.4m depth x 4.8m high at the front, and that drops to 3.0m at the rear.
- The principle of erecting a two-bedroom dwelling on this site has already been established as an acceptable form of development. What has changed from the previous approval is the design of the bungalow, potential environmental contamination as it has since come to light

there is the presence of a substantial amount of Japanese Knotweed on the site and also the established development of a new two-storey dwelling to the north boundary with the site. These issues will be covered separately.

2. Design

- The new building joins onto an existing bungalow and creates a semi-detached bungalow. Although there are party wall concerns, this is covered under separate legislation and is therefore not a planning consideration.
- The design of the new bungalow adopts a slightly dropped ridge to the attached bungalow and maintains the hipped roof profile.
- To the south of the site are several post-war semi-detached bungalows which are designed with nondescript entrances to the side flank walls. Although the main objection to the proposal is the addition of a mock porticoed entrance to the front of the dwelling, this adds an attractive design element to the new dwelling that is lacking in the featureless façades of neighbouring dwellings. The porch will not appear out of keeping and the site itself denotes a visual break to the two-storey semi's north of the site and bungalows south of the site.
- Finally, since the proposed dwelling is designed with a front entry as opposed to a side entry and the function of the portico is for an entrance porch, this is an acceptable form of development for modern styled housing.
- Therefore, though the parish council's comments and neighbours concerns have been taken into account, the amended design of the bungalow is acceptable.

3. Amenity

- The amenity of adjoining and adjacent sites will not be compromised from this new dwelling as the two-storey dwelling to the north boundary is larger than what is proposed on site and there are no windows proposed on the flank wall.
- In relation to the adjoining bungalow, the proposal adopts a similar depth and slightly reduced height. There will be no harmful impact in terms of loss of light, privacy or any other amenity feature to this neighbour.

4. Landscaping

- It has been established since the previously approved scheme, there is an aggressive form of weed contamination due to the presence of Japanese Knotweed on site.
- Though this poses a potential environmental hazard, it can be contained and overcome with a suitable landscaping condition.
- There is also an established tree located at the rear of the site; however it is not within proximity of the development and is not a protected tree, therefore the proposal complies with the relevant landscaping policies.

5. Appearance within the street scene

- Since the grant of the previous scheme, a new two-storey dwelling has been approved and erected onto the north common boundary with the site.
- Although the street scene submitted omits to show the newly erected two-storey dwelling which has been substantially completed, notwithstanding the two dwellings maintain a separation distance of 1.0m between the flank walls.
- As the site accommodates a bungalow designed with a hipped end roof, this maintains a visual gap between the proposed dwelling and the adjacent two-storey dwelling built onto the boundary and complies with the relevant policies.

Conclusion

For the reasons stated above, this proposal is acceptable subject to conditions that provide for suitable external materials and method of dealing with Japanese Knotweed on site, and therefore this amended scheme is recommended for approval.

SUMMARY OF REPRESENTATIONS:

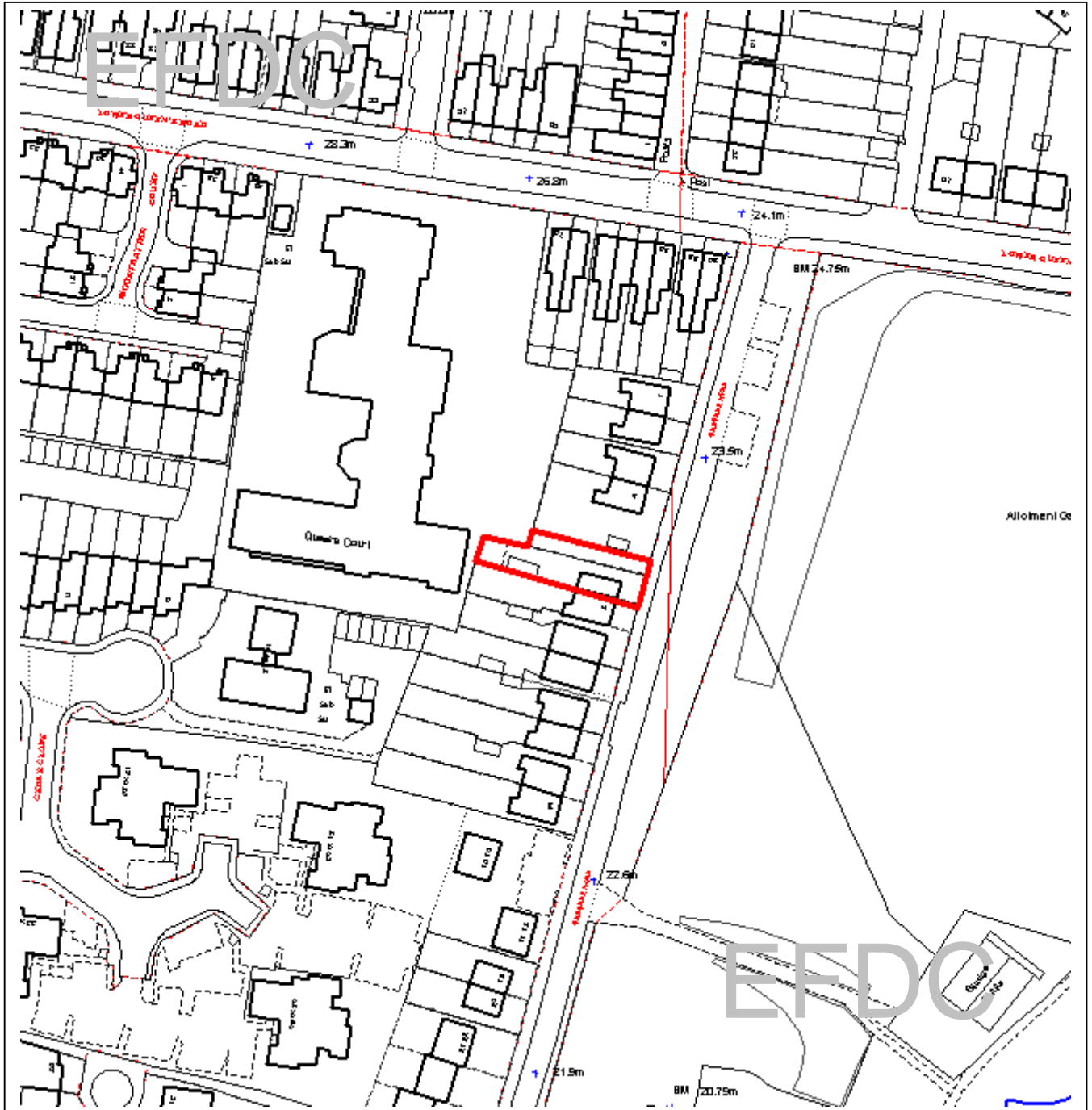
BUCKHURST HILL PARISH COUNCIL: Objects - The portico is out of keeping with other houses. The roof line needs to be checked as the angle on the drawing does not seem to be accurate. The contamination of knotweed on the site needs to be addressed

8 CASCADE ROAD: Objects: Although welcomes the development of the land, objects to the design due to the porticoed entrance, disputes the roof line on plan and the design of the roof will give way to water penetration and also raises environmental concerns due to the presence of Japanese Knotweed in the rear garden.



Epping Forest District Council

Area Planning Sub-Committee South



The material contained in this plot has been reproduced from an Ordnance Survey map with the permission of the Controller of Her Majesty's Stationery. (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

EFDC licence No.100018534

Agenda Item Number:	3
Application Number:	EPF/0920/08
Site Name:	Land adj. 8 Cascade Road, Buckhurst Hill, IG9 6DX
Scale of Plot:	1/1250