

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 24 September 2008
South

Place: Roding Valley High School, Brook Road, Loughton, Essex **Time:** 7.30 - 8.20 pm

Members Present: J Hart (Chairman), M Cohen (Vice-Chairman), K Angold-Stephens, R Barrett, Miss R Cohen, D Dodeja, Mrs A Haigh, R Law, Mrs C Pond, P Spencer, Mrs J Sutcliffe and H Ulkun

Other Councillors:

Apologies: Mrs L Wagland, D Bateman, K Chana, Mrs S Clapp, J Knapman, J Markham, G Mohindra, Mrs P Richardson and B Sandler

Officers Present: N Richardson (Principal Planning Officer), G J Woodhall (Democratic Services Officer), R Harris (Democratic Services Assistant), S G Hill (Senior Democratic Services Officer) and A Hendry (Democratic Services Officer)

48. 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.

49. MINUTES

RESOLVED:

That the minutes of the meeting held on 3 September 2008 be taken as read and signed by the Chairman as a correct record.

50. 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.

51. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors R Barrett, K Angold-Stephens, R Law and Mrs C Pond 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 application and voting thereon:

- EPF/0967/08 – 236 High Road, Loughton,
- EPF/1484/08 – 44 Forest Road, Loughton,
- EPF/1578/08 – 20 Albion Park, Loughton; and
- EPF/1627/08 – Greengates, 24/26 Albion Hill, Loughton.

(b) Pursuant to the Council's Code of Member Conduct, Councillors Mrs J Sutcliffe, D Dodeja and P Spencer 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 application and voting thereon:

- EPF/1642/08 – 23 Hurst Road, Buckhurst Hill.

(c) Pursuant to the Council's Code of Member Conduct, Councillors Mrs C Pond and R Barrett declared a personal interest in the following items of the agenda by virtue of a slight acquaintance with the applicant. 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/1484/08 – 44 Forest Road, Loughton.

(d) 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.

52. ANY OTHER BUSINESS

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

53. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 5 be determined as set out in the attached schedule to these minutes.

54. 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

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Report Item No: 1

APPLICATION No:	EPF/1642/08
SITE ADDRESS:	23 Hurst Road Buckhurst Hill Essex IG9 6AB
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Part double and single storey front, side & rear extensions. (Revised application)
DECISION:	Grant Permission (With Conditions)

The Committee's attention was drawn to a representation received from 15 Hurst Road, Buckhurst Hill

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 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.
- 5 Prior to first occupation of the building hereby approved the proposed window openings in the first floor flank shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.

Report Item No: 2

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:	Grant Permission (With Conditions)

CONDITIONS

- 1 Within 2 calendar months of the date of this decision, the 900mm dish, the siting of which is hereby approved, shall be painted with the British Standard BS4800 colour known as 08 C 37 Caramel, and retained in this colour only unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 3

APPLICATION No:	EPF/1484/08
SITE ADDRESS:	44 Forest Road Loughton Essex IG10 1DX
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Change of use from A1 to A2.
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 The A2 use hereby permitted shall not be open to customers/members outside the hours of 0730 to 2000.

Report Item No: 4

APPLICATION No:	EPF/1578/08
SITE ADDRESS:	20 Albion Park Loughton Essex IG10 4RB
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Two storey and single storey rear extension to replace existing conservatories and a new porch. (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 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: 5

APPLICATION No:	EPF/1627/08
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. (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 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 flank walls of the development hereby permitted without the prior written approval of the Local Planning Authority.
- 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 that Order) no enclosure or balcony shall be formed at any time on the development hereby approved without the prior written approval of the Local Planning Authority.
- 5 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
- 6 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. An arboricultural implications assessment and a Tree Constraints Plan shall be submitted to and agreed in writing

by the Local Planning Authority, prior to works commencing on site, in accordance with BS5837:2005. 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.

- 7 Prior to the commencement of the development details of the proposed surface materials for the 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.
- 8 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate that adjacent properties shall not be subject to increased flood risk and, dependant upon the capacity of the receiving drainage shall include calculations of any increased storm run-off and the necessary on-site detention. The approved measures shall be carried out 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.
- 9 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 10 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.

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