

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 26 November 2008
South

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

Members Present: J Hart (Chairman), Mrs L Wagland (Vice-Chairman), R Barrett, D Bateman, Mrs S Clapp, M Cohen, D Dodeja, Mrs A Haigh, J Knapman, R Law, G Mohindra, Mrs C Pond, Mrs P Richardson, P Spencer, Mrs J Sutcliffe and H Ulkun

Other Councillors:

Apologies: K Angold-Stephens, K Chana, Miss R Cohen, J Markham and B Sandler

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

70. 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.

71. MINUTES

RESOLVED:

That, the minutes of the last meeting of the Sub-Committee held on 5 November 2008, be agreed.

72. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors D Dodeja, P Spencer 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 therefore they would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/1719/08 20 Cascade Close, Buckhurst Hill

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

- EPF/1650/08 M11 Motorway Service Area, Roding Lane, Chigwell

(c) 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 the application concerned being in his ward. The Councillor had determined that his interest was not prejudicial and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1279/08 113 & 115 Grange Crescent, Chigwell

(d) Pursuant to the Council's Code of Member Conduct, Councillors G Mohindra, J Knapman and Mrs L Wagland, 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 that they would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1650/08 M11 Motorway Service Area, Roding Lane, Chigwell;
- EPF/1279/08 113 & 115 Grange Crescent, Chigwell

(e) Pursuant to the Council's Code of Member Conduct, Councillors R Law, Mrs P Richardson and R Barrett, 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 that they would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1650/08 M11 Motorway Service Area, Roding Lane, Chigwell

73. ANY OTHER BUSINESS

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

74. 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.

75. 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/1650/08
SITE ADDRESS:	M11 Motorway Service Area Roding Lane Chigwell Essex IG7
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Construction of a compound for the undertaking of security checks on, and controlling the movement of, heavy goods vehicles. Works to include change levels, construction of a drainage pond, hard surfacing, perimeter fencing, and associated structures.
DECISION:	Granted Permission (With Conditions) Subject to the applicant/owner entering into a legal obligation (either by agreement or by a unilateral undertaking) to: i) secure a financial contribution in respect of the carrying out of restoration works to Andrews Pond, Roding Valley, and ii) ensure the carrying out and completion of the Remediation Strategy.

The Committee's attention was drawn to representations from Loughton Town Council and Loughton Residents' Association

CONDITIONS

- 1 All buildings and structures (save for drainage) hereby permitted shall be demolished and the materials removed from site before 1 July 2014 in accordance with the Remediation Strategy described in paragraph 4.2 of the Planning Statement dated August 2008 and shown on Drawing No. A12095-C-116 Rev C unless otherwise agreed in writing by the Local Planning Authority. Materials removed shall include the excavated top soil on the western part of the site, as shown on drawing no: A12095-C-103, which shall be returned to and spread on the eastern part of the site in two 150mm layers. The Remediation Strategy works shall be completed to the Local Planning Authority's satisfaction by 1st July 2014.

Reason: To minimise the long term impact on the visual amenities of the Green Belt and rural landscape in accordance with policies GB7A and LL1 of the Local Plan.

- 2 The use hereby permitted shall be discontinued on or before the 31st December 2013.

Reason: To minimise the long term impact on the visual amenities of the Green Belt in accordance with policies GB7A and LL1 of the Local Plan.

- 3 Construction / demolition works and ancillary operations (which includes deliveries and other commercial vehicle movements to and from the site) shall take place on site only between the hours of 06.00 to 20.00 hours on weekdays and Saturdays, and at no time during Sundays and Bank Holidays unless prior agreement has been obtained in writing from the local planning authority.

Reason: To safeguard neighbouring properties from undue noise and disturbance in accordance with policy DBE9 of the Local Plan.

- 4 Once the logistics centre is operational no delivery or haulage vehicles shall be allowed to enter or exit the site between the hours of 21.00 and 05.30 Monday to Friday inclusive, nor between the hours of 13.00 and midnight on Saturdays, nor at any time on Sundays and bank holidays.

Reason: To safeguard neighbouring properties from undue noise and disturbance in accordance with policy DBE9 of the Local Plan.

- 5 No burning of materials shall take place on site.

Reason: To safeguard neighbouring properties from pollution in accordance with policy DBE9 of the Local Plan.

- 6 A scheme to minimise dust emissions from the site shall be submitted to and agreed in writing by the Local Planning Authority, prior to commencement and employed throughout the demolition and construction phase of the development.

Reason: To safeguard neighbouring properties from pollution in accordance with policy DBE9 of the Local Plan

- 7 Wheel washing or other cleaning facilities for vehicles leaving the site during demolition and construction works shall be installed in accordance with details which shall be submitted and agreed in writing by the Local Planning Authority. The facilities shall be installed prior to commencement of any works on the site and shall be used by all vehicles leaving the site during site preparation and construction works.

Reason: To maintain highway safety in accordance with policy ST4 of the Local Plan.

- 8 Development shall be carried out in accordance with the details of the surface water drainage works shown in drawing no A12095-C-105 unless otherwise submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure proper drainage of the site in accordance with policy U3B of the Local Plan.

- 9 The Logistics Centre shall not be brought into operational use until the merge, diverge and weaving length arrangements serving the development directly to and from the M11 have been completed. These arrangements are to be completed in accordance with the approved Option 2 layout in Pell Frischmann report R10295T11-A 'Departure from Standard Mitigation proposals' unless otherwise agreed in writing by the Local Planning Authority in consultation with the Highways Agency.

Reason: To maintain highway safety in accordance with policy ST4 of the Local Plan.

- 10 Unless otherwise agreed with the Local Planning Authority the Logistics Centre shall not be brought into operational use until signage is approved by the Local Planning Authority in conjunction with the Highways Agency and has been erected prohibiting the use of Junction 5 of the M11 by HGV vehicles accessing or departing from the site.

Reason: To maintain highway safety in accordance with policy ST4 of the Local Plan.

- 11 The screen (A) shown on plan number A12095-C-102 dated 07.08.08 titled 'ODA logistics centre 1 - M11 Perimeter Barrier Layout' shall be erected in accordance with detail outlined in the construction management plan clm-d0601-pln 0004 or any subsequent agreed plan before commencement of the operational use of the Logistics Centre and the screen maintained thereafter.

Reason: To maintain highway safety in accordance with policy ST4 of the Local Plan.

- 12 Details of any lighting on the western half of the site, west of the M11 motorway, shall be submitted and agreed in writing by the Local Planning Authority before work on the western part of the site commences and implemented on site in accordance with the agreed details.

Reason: To reduce impact on habitat in areas of woodland and river valley habitat, west of this part of the site in accordance with policy NC4 of the Local Plan.

Report Item No: 2

APPLICATION No:	EPF/1279/08
SITE ADDRESS:	113 & 115 Grange Crescent Chigwell Essex IG7 5JD
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Demolition of two houses and erection of a three storey building comprising of 20 no. 2 bedroom flats and 3 no. 1 bedroom flats. (Revised application)
DECISION:	Refused Permission

The Committee's attention was drawn to letters of representation from Chigwell Tennis Club and 25 Grange Crescent.

REASONS FOR REFUSAL

- 1 The proposal, by reason of its density, design, appearance and size, particularly in respect of its height, would be out of keeping and an unsympathetic building in the local area and unreasonably dominate the aspect as viewed from residents of adjacent residential properties to the west in this part of Grange Crescent. The proposal would be contrary to policies DBE1 and DBE2 of the adopted Local Plan and Alterations.
- 2 The proposal does not provide sufficiently for the future children's educational needs associated with this development, contrary to Policy CP1 (i) of the Adopted Local Plan and Alterations.

Report Item No: 3

APPLICATION No:	EPF/1719/08
SITE ADDRESS:	20 Cascade Close Buckhurst Hill Essex IG9 6DY
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Erection of a two storey end of terrace dwelling.
DECISION:	Refused Permission

REASONS FOR REFUSAL

- 1 The proposed house, attached to a semi-detached house which is the predominant form in the locality, would be out of character and appear cramped on this restricted width plot, to the detriment of the street scene, contrary to policy DBE1 of the adopted Local Plan and Alterations.

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