

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 17 December 2008
South

Place: Roding Valley High School, Brook Road, Loughton, Essex **Time:** 7.30 - 9.15 pm

Members Present: K Chana (Chairman), B Sandler, R Barrett, Miss R Cohen, M Cohen, D Dodeja, Mrs A Haigh, J Knapman, R Law, Mrs C Pond, Mrs P Richardson and P Spencer

Other Councillors:

Apologies: J Hart, Mrs L Wagland, K Angold-Stephens, D Bateman, Mrs S Clapp, J Markham and Mrs J Sutcliffe

Officers Present: N Richardson (Principal Planning Officer), G J Woodhall (Democratic Services Officer), A Hendry (Democratic Services Officer) and D Clifton (Principal Housing Officer [IT])

76. ELECTION OF CHAIRMAN AND VICE-CHAIRMAN

In the absence of both the Chairman and Vice-Chairman, the Democratic Services Officer opened the meeting and requested nominations for the role of Chairman. Following his acceptance by the Committee, a nomination was requested by the Chairman for the role of Vice-Chairman.

RESOLVED:

- (1) That Councillor K Chana be elected Chairman for the duration of the meeting; and
- (2) That Councillor B Sandler be elected Vice-Chairman for the duration of the meeting.

77. 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.

78. MINUTES

RESOLVED:

That the minutes of the meeting held on 26 November 2008 be taken as read and signed by the Chairman as a correct record.

79. DECLARATIONS OF INTEREST

- (a) Pursuant to the Council's Code of Member Conduct, Councillors R Barrett, R

Law, Mrs C Pond and Mrs P Richardson declared a personal interest in the following items of the agenda by virtue of being a member 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/2202/08 1 Connaught Avenue, Loughton; and
- EPF/2040/08 10 Valley Hill, Loughton.

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

- EPF/2202/08 1 Connaught Avenue, Loughton; and
- EPF/2040/08 10 Valley Hill, Loughton.

(c) 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 Chigwell 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/2081/08 Woolston Hall, Abridge Road, Chigwell;
- EPF/1968/08 Woolston Hall, Abridge Road, Chigwell;
- EPF/2027/08 106 Lambourne Road, Chigwell;
- EPF/2071/08 13 Brook Parade, High Road, Chigwell;
- EPF/2090/08 Rowans, 223 Lambourne Road, Chigwell;
- EPF/2097/08 49 Lee Grove, Chigwell; and
- EPF/2155/08 3 Forest Terrace, High Road, Chigwell.

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

- EPF/2027/08 106 Lambourne Road, Chigwell.

80. ANY OTHER BUSINESS

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

81. DEVELOPMENT CONTROL

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

In relation to the site at 1 Connaught Avenue in Loughton, Councillor M Cohen stated that he would not be commenting upon the application following the upholding of the appeal for the previous application at this site by a Planning Inspector.

RESOLVED:

That the planning applications numbered 1 – 9 be determined as set out in the attached schedule to these minutes.

82. 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/2202/08
SITE ADDRESS:	1 Connaught Avenue Loughton Essex IG10 4DP
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Amendment to EPF/1783/07 for a two-storey side extension and single storey rear extension for office use to include a additional single storey rear extension.
DECISION:	Grant Permission (With Conditions)

The Committee's attention was drawn to letters of representation from Loughton Town Council and Loughton Residents Association.

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 No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.
- 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 full details of both hard and soft landscape works, including cycle storage and refuse storage for the whole property (including finished levels or contours, boundary treatment and means of enclosure, car parking layout, other vehicle and pedestrian access and circulation areas, surface materials) and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

- 6 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

- 7 No part of the development shall be occupied until details of a travel plan for the whole property have been submitted to and approved in writing by the Local Planning Authority. The travel plan shall indicate the travel needs associated with the journey to and from work and with the employment of each person employed at the property and of visitors and ways of meeting those needs without recourse to private motor cars shall be identified and brought to the attention of the persons employed at or visiting the premises. The details shall include measures to increase car sharing, public transport use, cycling and walking; proposals for car parking restrictions and controls and details of on site facilities to promote alternative means of travel to the site. The details set out in the approved plan shall be implemented in accordance with that plan.

- 8 The second floor window to be inserted in the north east gable of the existing building shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed, and shall be permanently retained in that condition.

Report Item No: 2

APPLICATION No:	EPF/2081/08
SITE ADDRESS:	Woolston Hall Abridge Road Chigwell Essex IG7 6BX
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Grade II listed building application for proposed replacement Restaurant and Bar following fire.
DECISION:	Grant Permission (with conditions)

The Committee concluded that as the only Listed Building feature, a fireplace, was all that survived from the recent fire, and that this was to be retained in the new development, then there would be no harm to historic and architectural interest of the site and the design and appearance of the new building was acceptable.

CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.
- 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 Details of an existing fireplace, retained from the damaged building, shall be submitted to show its reuse in the new building hereby approved, and agreed in writing by the Local Planning Authority before work commences on site, and retained thereafter.

Report Item No: 3

APPLICATION No:	EPF/1968/08
SITE ADDRESS:	Woolston Hall Abridge Road Chigwell Essex IG7 6BX
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Erection of a two storey building with accommodation provided in the roof for use as a restaurant and bar.
DECISION:	Grant Permission (with conditions)

The Committee concluded that the new building was acceptable in appearance, being traditional looking with elements of suitable modern design, in keeping with other buildings in the locality. There would be no harm to the Metropolitan Green Belt, being a replacement building of similar footprint, and planning conditions could cover other matters.

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 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) have been submitted to an approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle artefacts and structures, including signs and lighting and functional services above and below ground. Details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers / densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant 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.
- 4 Before the commencement of the development or of any works on the site, and concurrently with the detailed design plans, a tree survey shall be submitted to the

Local Planning Authority. The survey shall contain relevant details on all trees on or adjacent to the site, and with a stem diameter of 100mm or greater, to include the following:

- (a) Reference number, species, location, girth or stem diameter, and accurately planned crown spread.
- (b) An assessment of condition, and value.
- (c) Existing ground levels, including contours where appropriate, adjacent to trees, where nearby changes in level, or excavations, are proposed.
- (d) Trees to be removed in conjunction with the proposed development shall be clearly marked as such on a plan.

- 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.

The fencing, or other protection which is part of the approved Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works have been completed and all equipment, machinery and surplus materials removed from the site.

The Arboricultural Method Statement shall indicate the specification and timetable of any tree works, which shall be in accordance with the British Standard Recommendations for Tree Works (BS.3998: 1989).

The Arboricultural Method Statement shall include a scheme for the inspection and supervision of the tree protection measures. The scheme shall be appropriate to the scale and duration of the works and may include details of personnel induction and awareness of arboricultural matters; identification of individual responsibilities and key personnel; a statement of delegated powers; frequency, dates and times of inspections and reporting, and procedures for dealing with variations and incidents. The scheme of inspection and supervision shall be administered by a suitable person, approved by the Local Planning Authority but instructed by the applicant.

Report Item No: 4

APPLICATION No:	EPF/2027/08
SITE ADDRESS:	106 Lambourne Road Chigwell Essex IG7 6EJ
PARISH:	Chigwell
WARD:	Chigwell Row
DESCRIPTION OF PROPOSAL:	Two storey extensions to the front, side and rear, and single storey extensions to side and rear.
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 first occupation of the building hereby approved the proposed window openings in the East side elevation at first floor level shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.

Report Item No: 5

APPLICATION No:	EPF/2040/08
SITE ADDRESS:	10 Valley Hill Loughton Essex IG10 3AE
PARISH:	Loughton
WARD:	Loughton Roding
DESCRIPTION OF PROPOSAL:	Extension and conversion of detached garage to one bedroom residential unit.
DECISION:	Refuse Permission

The Committee's attention was drawn to a letter of representation from 5 Malvern Gardens, Loughton

REASON FOR REFUSAL

- 1 The proposal would be a cramped form of development, out of keeping with the character of the immediate area that would also set an unwanted precedent for similar harmful development in the locality and neighbouring roads, contrary to policy DBE1 of the adopted Local Plan and Alterations.

Report Item No: 6

APPLICATION No:	EPF/2071/08
SITE ADDRESS:	13 Brook Parade High Road Chigwell Essex IG7 6PF
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Single storey rear extension and change of use to restaurant (A3).
DECISION:	Grant Permission (with conditions)

The Committee concluded that the proposed restaurant would not harm the amenities of local residents, given the conditions to be imposed attached to the planning permission and would help in supporting the range of shops and services in this local parade.

A letter of representation was received from Lawlors Estate Agents dated 4/12/08.

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 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 in writing 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.
- 4 The use hereby permitted shall not be open to customers outside the hours of 12.00 - 23.00 hours Monday to Saturday, 12.00 - 22.30 hours Sundays and Bank/Public Holidays.
- 5 No deliveries or refuse collections shall be taken at or despatched from the site outside the hours of 07.30 - 18.30 Monday to Friday, 08.00 - 13.00 Saturday nor at any time on Sundays, Bank or Public Holidays.

- 6 The rating level of noise (as defined by BS4142:1997) emitted from any mechanical plant shall not exceed 5dB(A) above the prevailing background noise level. The measurement position and assessment shall be made according to BS4142:1997.
- 7 Adequate provision for foul drainage from the kitchen shall be submitted to and approved by the Local Planning Authority. Drains serving the kitchens in the development shall be fitted with a grease separator, as detailed in the Building Regulations 2000, Approved Document H (drainage and waste disposal), to comply with prEN 1825-1 and designed in accordance with prEN 1825-2 (Installations for separation of grease) or other effective means of grease removal. The approved drainage shall be retained and maintained while the site is in use.
- 8 Prior to the premises being brought into use for the purpose hereby permitted, a scheme providing for the adequate storage of refuse from this use shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme shall be carried out and thereafter retained at all times.

Report Item No: 7

APPLICATION No:	EPF/2090/08
SITE ADDRESS:	Rowans 223 Lambourne Road Chigwell Essex IG7 6JN
PARISH:	Chigwell
WARD:	Chigwell Row
DESCRIPTION OF PROPOSAL:	Replace flat roof with gabled on 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.

Report Item No: 8

APPLICATION No:	EPF/2097/08
SITE ADDRESS:	49 Lee Grove Chigwell Essex IG7 6AD
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Erection of iron railings to existing brick boundary walls. (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.

Report Item No: 9

APPLICATION No:	EPF/2155/08
SITE ADDRESS:	3 Forest Terrace High Road Chigwell Essex IG7 5BW
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Two storey/single storey front and rear extensions.
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 wall of the development facing No. 2 Forest Terrace hereby permitted without the prior written approval of the Local Planning Authority.
- 4 Notwithstanding the information shown on the block plan received on the 6th November 2006, the scheme hereby approved shall be implemented in accordance with the submitted plan 'November 08 J.T.Myring'