

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 6 May 2009
South

Place: Roding Valley High School, Brook Road, Loughton, Essex **Time:** 7.30 - 8.12 pm

Members Present: J Hart (Chairman), R Barrett, D Bateman, K Chana, Miss R Cohen, M Cohen, D Dodeja, J Knapman, B Sandler, Mrs J Sutcliffe and H Ulkun

Other Councillors:

Apologies: Mrs L Wagland, K Angold-Stephens, Mrs S Clapp, Mrs A Haigh, R Law, J Markham, Mrs C Pond, Mrs P Richardson and P Spencer

Officers Present: N Richardson (Principal Planning Officer), A Hendry (Democratic Services Officer), S Mitchell (PR Website Editor) and D Clifton (Principal Housing Officer [IT])

107. 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.

108. APPOINTMENT OF A VICE CHAIRMAN

With the agreement of the Sub-Committee, Councillor K Chana was appointed Vice-Chairman for the duration of the meeting.

109. MINUTES

RESOLVED:

That the minutes of the meeting held on 15 April 2009 be taken as read and signed by the Chairman as a correct record.

110. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors K Chana, B Sandler, and J Knapman declared a personal interest in the following item of the agenda by virtue of being members of Chigwell Parish Council. The Councillors had determined that their interest was not prejudicial and they would stay in the meeting for the consideration of the application and voting thereon:

- EPF/0224/09 5 Glenside, Chigwell

(b) Pursuant to the Council's Code of Member Conduct, Councillor R Barrett declared a personal interest in the following items of the agenda by virtue of being a member of Loughton Town Council. The Councillor had determined that his interest was not prejudicial and he would stay in the meeting for the consideration of the application and voting thereon:

- EPF/0413/09 Adj. 35 Albion Hill, Loughton
- EPF/0456/09 Adj. 118 Valley Hill, Loughton

111. ANY OTHER BUSINESS

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

112. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 4 be determined as set out in the attached schedule to these minutes.

113. 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/0224/09
SITE ADDRESS:	5 Glenside Chigwell Essex IG7 5RE
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Loft extension including front, side and rear dormer windows and first floor rear and single storey rear extensions. (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 first occupation of the building hereby approved the proposed window openings in the first and second floors of the side elevations 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.
- 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.
- 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.

Report Item No: 2

APPLICATION No:	EPF/0375/09
SITE ADDRESS:	Unit 12 Loughton Business Centre Langston Road Loughton Essex IG10 3FL
PARISH:	Loughton
WARD:	Loughton Broadway
DESCRIPTION OF PROPOSAL:	Erection of a palisade fence and access gate on the boundary of units 11 and 12.
DECISION:	Deferred

This item was deferred in order to seek advice from the Council's Planning Solicitor on the consequences to the neighbouring Unit occupiers should permission be granted, given they may then be in breach of a planning condition.

Report Item No: 3

APPLICATION No:	EPF/0413/09
SITE ADDRESS:	Adj, 35 Albion Hill Loughton Essex IG10 4RD
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Outline application for the erection of one detached bungalow.
DECISION:	Refuse Permission

REASONS FOR REFUSAL

- 1 The proposal would result in a material loss of privacy and outlook to occupiers of adjoining residential properties, contrary to policy DBE9 of the adopted Local Plans and Alterations.
- 2 The proposed bungalow would be out of keeping with the surrounding area which is characterised by houses on larger plots and would therefore be contrary to policy DBE1 and DBE2 of the adopted Local Plan and Alterations.
- 3 The proposal would appear cramped in appearance, resulting in an overdevelopment of the site, contrary to policy DBE1 of the adopted Local Plan and Alterations.

Report Item No: 4

APPLICATION No:	EPF/0456/09
SITE ADDRESS:	Adj, 118 Valley Hill Loughton Essex IG10 3AT
PARISH:	Loughton
WARD:	Loughton Roding
DESCRIPTION OF PROPOSAL:	Two storey side extension for the construction of 2 no. one bedroom maisonettes and single storey rear extension to existing house. (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 the scheme hereby approved a scheme showing the location of 2 replacement trees for each tree to be removed during the works shall be submitted to the Local Planning Authority. These replacement trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, in conjunction with Essex County Council, shall be planted within a time period to be agreed 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, 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.
- 4 The development, including site clearance, must not commence until a scheme of landscaping 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.

- 5 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.