

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 16 September 2009
South

Place: Roding Valley High School, Brook **Time:** 7.30 - 8.55 pm
Road, Loughton, Essex

Members Present: Mrs L Wagland (Vice-Chairman), R Barrett, K Chana, Mrs S Clapp,
D Dodeja, Mrs A Haigh, J Knapman, J Markham, G Mohindra,
Mrs P Richardson, P Spencer, Mrs J Sutcliffe, P Turpin and H Ulkun

Other Councillors: -

Apologies: J Hart, K Angold-Stephens, Miss R Cohen, M Cohen, R Law, Mrs C Pond,
B Sandler and D Wixley

Officers Present: N Richardson (Assistant Director (Development Control)), D Clifton (Principal
Housing Officer [IT]), S G Hill (Senior Democratic Services Officer) and
G J Woodhall (Democratic Services Officer)

39. 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.

40. 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.

41. MINUTES

RESOLVED:

That the minutes of the meeting held on 26 August 2009 be taken as read and signed by the Chairman as a correct record.

42. 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 J Knapman be appointed as Vice Chairman for the duration of

the meeting.

43. DECLARATIONS OF INTEREST

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

- EPF/1411/09 43 York Hill, Loughton.

(b) Pursuant to the Council's Code of Member Conduct, Councillor J Markham declared a personal interest in the following item of the agenda, by virtue of being a member of the Loughton Residents Association. 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/1411/09 43 York Hill, Loughton.

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

- EPF/1348/09 102-104 Queen's Road, Buckhurst Hill.

(d) Pursuant to the Council's Code of Member Conduct, Councillor A Haigh declared a personal interest in the following item of the agenda, by virtue of being a member of the Buckhurst Hill Residents Society. 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/1348/09 102-104 Queen's Road, Buckhurst Hill.

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

- EPF/1399/09 212 Manor Road, Chigwell.

44. ANY OTHER BUSINESS

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

45. 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.

46. 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/1411/09
SITE ADDRESS:	43 York Hill Loughton Essex IG10 1HZ
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	TPO/EPF/03/87 T5 Sycamore - Fell to ground level
DECISION:	Grant Permission (With Conditions)

CONDITIONS

1. The work authorised by this consent shall be carried out under the direct supervision of the Local Planning Authority, who shall receive in writing, 5 working days notice of such works.
2. The works hereby authorised shall not be undertaken after a period of three years from the date of this consent has expired.
3. All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998 (1989) (or with any similar replacement Standard).
4. 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:

APPLICATION No:	EPF/1348/09
SITE ADDRESS:	102 - 104 Queen's Road Buckhurst Hill Essex IG9 5BS
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Application for a basement area (office use) and two additional car parking spaces to a previously approved commercial office and meeting hall development.
DECISION:	Grant Permission (With Conditions)

The Committee's attention was drawn to a petition submitted by Buckhurst Hill Residents Society dated 04/09/09.

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. 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 first occupation of the building hereby approved the proposed window openings in all flank walls shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
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 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.
6. 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.

7. Before the commencement of the development or any works on site, details of the landscaping of the site, including retention of trees and other natural features, shall be submitted in writing for the approval of the Local Planning Authority, and shall be carried out as approved.
8. 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.
9. Gates shall not be erected at the car park entrance on the vehicular access to the site without the prior written approval of the Local Planning Authority.
10. The meeting hall on the ground floor shall be retained for community uses as laid out in Class D1 of the Use Classes Order 2005 and for no other use.
11. The D1 use hereby permitted shall not be open to staff/customers/ members of the public outside the hours of 0800 to 2200 on Mondays to Sundays.
12. Prior to the commencement of the development, details illustrating the provision of secure bicycle parking shall be submitted to and approved in writing by the Local Planning Authority (LPA). The parking shall be implemented in accordance with these agreed details and shall be provided prior to the first use of the offices and maintained on site thereafter unless the LPA gives its written consent to any variation.
13. Provision shall be made for shower and changing facilities prior to first use of the premises hereby approved, the details of which shall have been previously submitted for approval in writing by the Local Planning Authority (LPA). The shower and changing facilities shall be implemented in accordance with these details and retained in situ thereafter unless otherwise agreed in writing by the LPA.
14. The use hereby approved shall not be commenced until details of a Green Travel Plan containing a travel to work car use and car parking arrangement strategy of the development as a whole has been submitted to and approved in writing by the Local Planning Authority. The Plan shall comprise details to reduce car dependence and vehicle emissions and to establish and encourage the use of alternative transport modes of journeys to and from work and during working hours, including how to deter visitors arriving and departing by motor car. Details of the proposals shall include measures to secure increases in car sharing, public transport use, cycling and walking, proposals for car parking restrictions and controls and details of on-site facilities to promote alternative modes of travel to the site. The plan shall contain relevant surveys, publicity and marketing; review and monitoring mechanisms shall identify targets, timescales and phasing programmes and on-site management responsibilities. The plan shall be implemented as approved and be subject to annual review for the first 5 years. This shall be carried out in conjunction with the Local Planning Authority.
15. The car parking areas shown on drawing no. N02-00 shall be provided prior to the occupation of the building hereby approved and thereafter retained free of obstruction for the sole purpose of parking vehicles of occupiers of and visitors to the building.

16. Notwithstanding the location shown on drawing no. NO2-00, details of the proposed refuse store, including its siting, shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development. The work as agreed shall then be carried out prior to first occupation of the new building.

Report Item No: 3

APPLICATION No:	EPF/1399/09
SITE ADDRESS:	212 Manor Road Chigwell Essex IG7 4JX
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Outline planning application for 69 residential units (54 affordable), public open space and a community facility (D1 Use) with all matters reserved except access.
DECISION:	Referred to District Development Control Committee

This item was referred to the District Development Control Committee with no recommendation.

The Committee's attention was drawn to letters of representation from London Borough of Redbridge Council and from Environment Agency.

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