

## **EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Planning Subcommittee   **Date:** 7 October 2009  
South

**Place:** Roding Valley High School, Brook Road, Loughton, Essex IG10 3JA   **Time:** 7.30 - 9.10 pm

**Members Present:** J Hart (Chairman), Mrs L Wagland (Vice-Chairman), K Angold-Stephens, Miss R Cohen, J Knapman, R Law, J Markham, Mrs C Pond, P Spencer and D Wixley

**Other Councillors:**

**Apologies:** R Barrett, K Chana, Mrs S Clapp, M Cohen, D Dodeja, Mrs A Haigh, Mrs P Richardson, B Sandler, Mrs J Sutcliffe and P Turpin

**Officers Present:** N Richardson (Assistant Director (Development Control)), K Smith (Senior Planning Officer), A Hendry (Democratic Services Officer), D Clifton (Principal Housing Officer [IT]) and R Perrin (Democratic Services Assistant)

### **47. 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.

### **48. 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.

### **49. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 16 September 2009 be taken as read and signed by the Chairman as a correct record.

### **50. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillors J Knapman 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 they would stay in the meeting for the consideration of the application and voting thereon:

- EPF/1215/09 - Land adj 3 Brook Rise, Chigwell
- EPF/1460/09 - Rolls House, Rolls Park, High Road, Chigwell

(b) Pursuant to the Council's Code of Member Conduct, Councillors K Angold-Stephens, R Law, Mrs C Pond and D Wixley 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 they would stay in the meeting for the consideration of the application and voting thereon:

- EPF/1308/09 - 34 Church Hill, Loughton
- EPF/1435/09 - 68 The Broadway, Loughton
- EPF/1507/09 - 15 The Crescent, Loughton
- EPF/1514/09 – 1 Marjorams Avenue, Loughton
- EPF/1590/09 – Rear of 31 Church Lane, Loughton
- EPF/1615/09 – 13 Eleven Acre Rise, Loughton

(c) Pursuant to the Council's Code of Member Conduct, Councillors K Angold-Stephens, J Markham, Mrs C Pond and D Wixley declared a personal interest in the following item of the agenda by virtue of being members of Loughton Resident Association. 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/1308/09 - 34 Church Hill, Loughton
- EPF/1507/09 - 15 The Crescent, Loughton
- EPF/1590/09 – Rear of 31 Church Lane, Loughton
- EPF/1615/09 – 13 Eleven Acre Rise, Loughton

(d) Pursuant to the Council's Code of Member Conduct, Councillor J Knapman declared a personal interest in the following item of the agenda by virtue of being the Essex County Councillor. 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/1435/09 - 68 The Broadway, Loughton

## **51. ANY OTHER BUSINESS**

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

## **52. DEVELOPMENT CONTROL**

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

### **RESOLVED:**

That the planning applications numbered 1 – 8 be determined as set out in the attached schedule to these minutes.

**53. 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**

<b>APPLICATION No:</b>	EPF/1215/09
<b>SITE ADDRESS:</b>	Land adj 3 Brook Rise Chigwell Essex IG7 6AP
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>DESCRIPTION OF PROPOSAL:</b>	Retention of front dividing wall and vehicle gate at land adjacent to 3 Brook Rise previously approved under reference EPF/1015/06
<b>RECOMMENDED DECISION:</b>	Grant Permission (With Conditions)

**CONDITIONS**

- 1 If any of the three trees shown at the front of the site, contained within the boundary treatment (as shown on the approved drawing 3/5527 rev. B) become diseased or die at any time within five years of the date of this permission, replacements shall be provided on site, of a size, species and location as previously agreed by the Local Planning Authority.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1460/09
<b>SITE ADDRESS:</b>	Rolls House Rolls Park High Road Chigwell Essex IG7 6DJ
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>DESCRIPTION OF PROPOSAL:</b>	Outline planning application for the demolition of existing house and creation of 5 no. six bedroom detached houses with all matters reserved.
<b>DECISION:</b>	Refuse Permission

**REASONS FOR REFUSAL**

- 1 The site is wholly within the Metropolitan Green Belt. This scheme for five new houses is inappropriate development within the Green Belt and no very special circumstances have been put forward which overcome the harm that this scheme would cause to the openness, character and appearance of the Green Belt, contrary to PPG2, SS7 of the East of England Plan and Policy GB2A of the adopted Local Plan and alterations.
- 2 The site, due to its location in a rural area which is very poorly located in relation to community facilities, jobs, key services and infrastructure, is an unsustainable site for new housing development. In addition this location has limited access to public transport which would mean that virtually all journeys generated by the proposal would be by private vehicles. The proposal is not considered to be sustainable due to the reliance on the use of private car. The scheme is therefore contrary to PPS3 and Policies CP1, CP2, CP3 and CP9.
- 3 The scheme would result in unacceptable hazards to highway users as it would intensify the use of a substandard access onto a (Main Distributor) highway and would lead to a deterioration in the efficiency of the through road as a traffic carrier and be detrimental to highway safety contrary to policy ST 4 of the adopted Local Plan and alterations.
- 4 The applicant does not appear to control sufficient land to provide the required traffic visibility splay of 120m x 2.4m x 120m. The lack of such visibility would result in an unacceptable degree of hazard to all road users to the detriment of highway safety contrary to policy ST 4 of the adopted Local Plan and alterations.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1308/09
<b>SITE ADDRESS:</b>	34 Church Hill Loughton Essex IG10 1LA
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Johns
<b>APPLICANT:</b>	Ms Rabina Chouhan
<b>DESCRIPTION OF PROPOSAL:</b>	Three storey rear extension and conversion into three flats.
<b>RECOMMENDED DECISION:</b>	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 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.

- 4 Notwithstanding the details shown on drawing number 15209(8), before commencement of the development hereby approved, details of a bin-store positioned in the rear garden, details of the front garden layout showing parking for three cars and a scheme of landscaping shall be submitted to and accepted in writing by the Local Planning Authority.

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 approved planting scheme shall be implemented within the first planting season following the completion of the development hereby approved. The agreed bin store and parking shall be implemented on site before the first occupation of any of the flats.

- 5 The windows in the front elevation of the building, as shown on the submitted plans, shall not be removed or replaced unless otherwise agreed in writing by the Local Planning Authority.



**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/1435/09
<b>SITE ADDRESS:</b>	68 The Broadway Loughton Essex IG10 3ST
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Broadway
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use from D1 (Educational) to A1 (retail).
<b>DECISION:</b>	Grant Permission

**CONDITIONS**

None

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/1507/09
<b>SITE ADDRESS:</b>	15 The Crescent Loughton Essex IG10 4PY
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing bungalow and erection of a pair of semi detached houses.
<b>DECISION:</b>	Refuse Permission

The Committee's attention was drawn to a letter of representation from Eleanor Laing, MP

**REASONS FOR REFUSAL**

- 1 The proposed development, by virtue of its height and proximity to 17 The Crescent, would result in a material loss of light to the side bedroom window of this neighbouring property to the detriment of the occupiers enjoyment of their property, contrary to policies DBE2 and DBE9 of the Adopted Local Plan and Alterations.
- 2 The proposed development would be an inappropriate development within this locality, which is characterised by larger plot sizes and with main entrance doors being located to the front of dwellings. The proposal would constitute an overdevelopment of the site and would set an undesirable precedent for future similar developments, contrary to policies CP2(iv), CP7 and DBE1 of the Adopted Local Plan and Alterations.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/1514/09
<b>SITE ADDRESS:</b>	1 Marjorams Avenue Loughton Essex IG10 1PT
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Johns
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey side and rear extensions, single storey rear extension (Revised application).
<b>DECISION:</b>	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 Before work commences on site, details of existing trees, shrubs and hedges on the Church Road frontage to be retained shall be submitted to and agreed in writing by the Local Planning Authority.

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.

- 4 The extended house, hereby approved, shall not be subdivided into more than one residential house, bedsits or flats.

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/1590/09
<b>SITE ADDRESS:</b>	Rear of 31 Church Lane Loughton Essex IG10 1PD
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	New build two bed dwelling house, to front Carroll Hill. (Revised application)
<b>DECISION:</b>	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 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 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.
- 5 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 2 Class A-E shall be undertaken without the prior written permission of the Local Planning Authority.
- 6 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.

- 7 Prior to commencement of development, details of levels shall be submitted to and approved by the Local Planning Authority showing the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 8 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.
- 9 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.
- 10 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.

- 11 Prior to the commencement of the scheme details of a screen for the upper ground walkway adjacent to No 12 Carroll Hill shall be submitted in writing to the Local Planning Authority for approval, and implemented prior to the first occupation of the scheme and maintained thereafter.

**Report Item No: 8**

<b>APPLICATION No:</b>	EPF/1615/09
<b>SITE ADDRESS:</b>	13 Eleven Acre Rise Loughton Essex IG10 1AN
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of a four storey, six bedroom house. (Revised application)
<b>DECISION:</b>	Deferred

This item was deferred to the next meeting to allow those residents who have made representations to be notified when the meeting is taking place.

**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 development hereby permitted shall be carried out in accordance with detailed plans and particulars which shall have previously been submitted to and approved by the Local Planning Authority, showing the layout and design of the side boundary walls, pergola and planting details of soft landscaping adjacent to No 14 Eleven Acre Rise
- 3 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.
- 4 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.
- 5 Prior to first occupation of the building hereby approved the proposed window openings in the north and south flank 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.

- 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 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 2, Class A- C shall be undertaken without the prior written permission of the Local Planning Authority.
- 8 No development shall take place until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of the proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.
- 9 Prior to commencement of development, details of levels shall be submitted to and approved by the Local Planning Authority showing the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 10 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.
- 11 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.

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