

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 28 October 2009
South

Place: Roding Valley High School, Brook Road, Loughton, Essex **Time:** 7.30 - 9.45 pm

Members Present: Mrs L Wagland (Chairman), K Angold-Stephens (Vice-Chairman), R Barrett, Mrs S Clapp, Miss R Cohen, M Cohen, D Dodeja, Mrs A Haigh, J Markham, Mrs C Pond and Mrs P Richardson

Other Councillors:

Apologies: J Hart, J Knapman, R Law, B Sandler, Mrs J Sutcliffe, P Turpin and D Wixley

Officers Present: N Richardson (Assistant Director (Development Control)), A Hendry (Democratic Services Officer), G J Woodhall (Democratic Services Officer) and R Perrin (Democratic Services Assistant)

54. 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.

55. 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.

56. ELECTION OF VICE CHAIRMAN

In the absence of the Vice-chairman, the Chairman requested nominations for the role of Vice-chairman.

RESOLVED:

That Councillor K Angold-Stephens be elected Vice-chairman for the duration of the meeting.

57. MINUTES

RESOLVED:

That the minutes of the meeting held on 7 October 2009 be taken as read and signed by the Chairman as a correct record subject to paragraph three on the application for 1 Marjorams Avenue, Loughton (EPF/1514/09) being altered to read 'Church Hill' and not 'Church Road'.

58. DECLARATIONS OF INTEREST

a) Pursuant to the Council's Code of Member Conduct, Councillor Mrs P Richardson declared a personal interest in the following item of the agenda by virtue of being members of Loughton Town Council. The Councillor had determined that her interest was not prejudicial and she would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/0375/09 Unit 12, Loughton Business Centre, Loughton.
- EPF/1615/09 13 Eleven Acre Rise, Loughton.
- EPF/1706/09 Former Woolworths, 228 High Road, Loughton.
- EPF/1716/09 Beechlands, 42 Alderton Hill, Loughton.

(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 would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/1615/09 13 Eleven Acre Rise, Loughton.
- EPF/1706/09 Former Woolworths, 228 High Road, Loughton.
- EPF/1716/09 Beechlands, 42 Alderton Hill, Loughton.

(c) Pursuant to the Council's Code of Member Conduct, Councillors Mrs C Pond and Angold-Stephens declared a personal interest in the following items of the agenda by virtue of being members of Loughton Town Council and members of the Loughton Residents Association. 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/0375/09 Unit 12, Loughton Business Centre, Loughton.
- EPF/1615/09 13 Eleven Acre Rise, Loughton.
- EPF/1706/09 Former Woolworths, 228 High Road, Loughton.
- EPF/1716/09 Beechlands, 42 Alderton Hill, Loughton.

(d) Pursuant to the Council's Code of Member Conduct, Councillor J Markham declared a personal interest in the following items 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 he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1615/09 13 Eleven Acre Rise, Loughton.
- EPF/1716/09 Beechlands, 42 Alderton Hill, Loughton.

(e) Pursuant to the Council's Code of Member Conduct, Councillors Mrs Wagland declared a personal interest in the following item of the agenda by virtue of being members of Chigwell Parish Council. The Councillor had determined that her interest was not prejudicial and she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1075/09 94 Hainault Road, Chigwell.

59. ANY OTHER BUSINESS

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

60. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 5 be determined as set out in the attached schedule to these minutes.

61. 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/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:	Refuse

REASON FOR REFUSAL

- 1 The fence would not be a sensible design and acts as an impediment for the turning of vehicles visiting the business units in the immediate locality. It is therefore in breach of condition 9 of planning permission EPF/1494/06 and contrary to Policy ST4 of the Council's Adopted Local Plan and Alterations.

Report Item No: 2

APPLICATION No:	EPF/1615/09
SITE ADDRESS:	13 Eleven Acre Rise Loughton Essex IG10 1AN
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Erection of a four storey, six bedroom 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 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.

- 12 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.

Report Item No: 3

APPLICATION No:	EPF/1706/09
SITE ADDRESS:	Former Woolworths 228 High Road Loughton Essex IG10 1EY
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Ground floor extension for proposed class B1 use (Office/Light Industrial) and new second floor extension to existing retail unit to provide Class A1 (Retail)/B1 (Offices) and alterations. (Revision to previous withdrawn application)
DECISION:	Grant Permission (With Conditions)

The Committee's attention was drawn to a letter of representation from 4 The Drive, Loughton

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 ground floor extension hereby approved shall be used solely for B1, (offices), and for no other purpose (including any other purpose in Class B1 or B8 of the Schedule to the Town & Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order).
- 4 The second floor extension hereby approved shall be used solely for Class A1 (Retail) and/or B1 (Offices). and for no other purpose (including any other purpose in Class B1 or B8 of the Schedule to the Town & Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order).
- 5 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.
- 6 The proposed second floor windows on the rear elevation, facing west, shall be non-operable and fitted with obscure glazing to a height of 1.7m from the internal floor level of the room these windows serve, and retained as such thereafter.

- 7 Prior to occupation of the development, a Travel Plan shall be submitted and approved in writing by the Local Planning Authority, comprising 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 during working hours. The provision of the Travel Plan shall be adhered to at all times unless otherwise approved in writing by the Local Planning Authority.

Report Item No: 4

APPLICATION No:	EPF/1716/09
SITE ADDRESS:	Beechlands 42 Alderton Hill Loughton Essex IG10 3JB
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Renewal of outline planning permission for the erection of a private dwelling house for the proprietor of 'Beechlands'.
DECISION:	Deferred

The Committee's attention was drawn to letters of representation from Loughton Town Council, 29, 33, 37, 49, 51 Sparelease Hill and Loughton Residents Association (Plans Group)

This item was deferred in order that Officers can report back this item with further details of the 2 appeal decisions relating to this site.

CONDITIONS

- 1 Application for the approval of details reserved by this permission must be made not later than the expiration of three years from the date of this notice. The development hereby permitted must be begun not later than the expiration of two years from the date of the final approval of the details reserved by this permission or, in the case of approval on different dates, the final approval of the last matter approved.
- 2 Details of the design and external appearance of the buildings (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved
- 3 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.

- 4 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.
- 5 This consent shall inure solely for the benefit of the applicant Dr D. Vive Kananda and for no other person or persons.

Report Item No: 5

APPLICATION No:	EPF/1075/09
SITE ADDRESS:	94 Hainault Road Chigwell Essex IG7 5DH
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Amendment to EPF/520/08, for retention of enlarged rear dormer window.
DECISION:	Grant Permission (with conditions)

CONDITIONS:

- 1 Within 3 months of the date of this permission the current clear windows in the rear dormer shall be removed and replaced with 2 obscure glazed windows in fixed frames to a height of 1.7m as measured from the internal floor level of the room these windows serve, and shall be retained as such thereafter.