

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 18 November 2009
South

Place: Roding Valley High School, Brook Road, Loughton, Essex **Time:** 7.30 pm - 8.45 am

Members Present: J Hart (Chairman), K Chana (Vice-Chairman), K Angold-Stephens, D Dodeja, A Lion, J Markham, G Mohindra, P Spencer, Mrs J Sutcliffe, H Ulkun and D Wixley

Other Councillors: Mrs R Brookes

Apologies: Mrs L Wagland, R Barrett, Mrs S Clapp, Miss R Cohen, M Cohen, Mrs A Haigh, J Knapman, R Law, Mrs C Pond, Mrs P Richardson and B Sandler

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

62. 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.

63. 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.

64. MINUTES

RESOLVED:

That the minutes of the meeting held on 28 October 2009 be taken as read and signed by the Chairman as a correct record subject to the removal of conditions 1 -5 on the application for Beechlands, 42 Alderton Hill, Loughton (EPF/1716/09) due to deferral of the application.

65. 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 Chana be elected Vice-chairman for the duration of the meeting.

66. DECLARATIONS OF INTEREST

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

- EPF/1907/09 72 Queen's Road, Buckhurst Hill

(b) Pursuant to the Council's Code of Member Conduct, Councillors G Mohindra, A Lion and K Chana 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/1812/09 7 Chigwell Park, Chigwell

(c) Pursuant to the Council's Code of Member Conduct, Councillors K Angold-Stephens, J Markham 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/1952/09 39 The Lindens, Loughton

(d) Pursuant to the Council's Code of Member Conduct, Councillors K Angold-Stephens 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/1952/09 39 The Lindens, Loughton.

67. ANY OTHER BUSINESS

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

68. 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.

69. 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/1907/09
SITE ADDRESS:	72 Queen's Road Buckhurst Hill Essex IG9 5BS
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Retrospective application for retention of new fascia and projecting signs externally illuminated. (Revised application)
DECISION:	Grant Permission (with conditions)

CONDITIONS

- 1 The illumination shall be switched off daily between the hours of 12 midnight (24.00 hours) and 8 am (08.00 hours).
- 2 The semi-opaque MACtact 40% diffuser fitted to the signage to reduce luminosity, shall not be removed at any time, unless for repair or replacement and then only if agreed in writing by the Local Planning Authority.

Report Item No: 2

APPLICATION No:	EPF/1812/09
SITE ADDRESS:	7 Chigwell Park Chigwell Essex IG7 5BE
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Retention of garage with a reduced height of 2.5m.
DECISION:	Grant Permission (With Conditions)

The Committee's attention was drawn to a representation from Chigwell Parish Council.

CONDITIONS

- 1 The reduction in height of this garage, to 2.5m, as shown on the plans hereby approved, shall be completed within 4 months of the date of this decision notice.
- 2 The garage outbuilding hereby approved shall not be used as primary living accommodation, e.g. as a living room, bedroom, kitchen.
- 3 No openings or windows, other than those shown on the plans hereby approved, shall not be installed in this garage outbuilding without a further planning application being submitted and approved.

Report Item No: 3

APPLICATION No:	EPF/1952/09
SITE ADDRESS:	39 The Lindens Loughton Essex IG10 3HS
PARISH:	Loughton
WARD:	Loughton Alderton
DESCRIPTION OF PROPOSAL:	Two storey rear extension, loft conversion and conversion of garage into habitable room.
DECISION:	Refuse Permission (Householder)

The Committee's attention was drawn to letters of representation from Loughton Residents Association Plans Group, 36 and 43 The Lindens.

REASON FOR REFUSAL

- 1 The proposal, by reason of the inappropriate design of the balcony screen, would form too stark a solid appearance coupled with the proposed extension in a prominent visual position, to the detriment of the street scene and visual amenity, contrary to policy DBE10 of the adopted Local Plan and Alterations.

The Members objected to the design of the balcony screen, considering it to be harmful to the street scene in this prominent location.

Policy DBE10 of the Adopted Local Plan and Alterations requires a residential extension to complement and, where appropriate, enhance the appearance of i) the street scene and ii) the existing building, among 3 criteria (the third, Green Belt, is not applicable in this case). It goes on to state that this will be achieved by close attention to, among other matters, scale, form, detail and elevations. Whereas previous planning permissions exist and are still valid for this site, this proposal alters the material proposed for the balcony screen to the rear elevation. The screen approved was to be wooden, considered acceptable at the time of planning permission EPF/0284/07, which would have had a softer, more pleasing finish on the street scene, given its open appearance, adjacent to the road. The proposed changed to a rendered blockwork, would be far more intrusive. Whilst matching the main house, it creates a too stark appearance, making the extension look too out of scale with the main house and a hard, inferior design finish. The side elevation will be too long and excessive in scale to the detriment of the street scene. It will therefore be contrary to Policy DBE10.

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