

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 24 February 2010
South

Place: Roding Valley High School, Brook Road, Loughton, Essex IG10 3JA **Time:** 7.30 - 9.52 pm

Members Present: J Hart (Chairman), Mrs L Wagland (Vice-Chairman), K Angold-Stephens, R Barrett, M Cohen, D Dodeja, Mrs A Haigh, R Law, J Markham, Mrs C Pond, Mrs P Richardson, B Sandler, P Spencer, Mrs J Sutcliffe, H Ulkun and D Wixley

Other Councillors: -

Apologies: K Chana, Mrs S Clapp, Miss R Cohen, J Knapman, A Lion and G Mohindra

Officers Present: S Solon (Principal Planning Officer), M Jenkins (Democratic Services Assistant), D Clifton (Principal Housing Officer [IT]) and R Perrin (Democratic Services Assistant)

93. 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.

94. MINUTES

RESOLVED:

That the minutes of the meeting held on 3 February 2010 be taken as read and signed by the Chairman as a correct record.

95. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor D Wixley declared a personal interest in the following item of the agenda by virtue of being the Tree Warden. 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/2433/09 5 Gainsborough Place, Chigwell, Essex IG7 6LA

(b) Pursuant to the Council's Code of Member Conduct, Councillors K Angold-Stephens, R Barrett, R Law, Mrs C Pond, Mrs P Richardson and D Wixley declared personal interests in the following items of the agenda by virtue of being members of Loughton Town Council. The Councillors had determined that their interests were not prejudicial and that they would stay in the meeting for the consideration of the applications and voting thereon:

- EPF/2320/09 Davenant Foundation School, Chester Road, Loughton IG10 2LD;
- EPF/2509/09 26 Queens Road, Loughton IG10 1RR; and
- EPF/2513/09 Rear of 186 Forest Road, Loughton IG10 1EG

(c) Pursuant to the Council's Code of Member Conduct, Councillor J Markham declared a personal interest in the following item of the agenda. The Councillor had determined that his interest was not prejudicial and that he would stay in the meeting for the consideration of the item and voting thereon:

- EPF/2509/09 26 Queens Road, Loughton IG10 1RR

(d) Pursuant to the Council's Code of Member Conduct, Councillor R Barrett declared a personal interest in the following item of the agenda by virtue of having entered a garden at the rear of the property concerned with a view to assessing the application site. The Councillor had determined that his interest was not prejudicial and that he would stay in the meeting for the consideration of the items and voting thereon:

- EPF/2513/09 Rear of 186 Forest Road, Loughton IG10 1EG

(e) Pursuant to the Council's Code of Member Conduct, Councillors B Sandler and Mrs L Wagland declared personal interests in the following item of the agenda by virtue of being members of Chigwell Parish Council. The Councillors had determined that their interests were not prejudicial and that they would stay in the meeting for the consideration of the item and voting thereon:

- EPF/2433/09 5 Gainsborough Place, Chigwell IG7 6LA

(f) Pursuant to the Council's Code of Member Conduct, Councillor M Cohen declared a personal interest in the following item of the agenda by virtue of his children studying psychology at Davenant Foundation School, which was affected by the development concerned. The Councillor had determined that his interest was prejudicial and that he would leave the meeting for the consideration of the item and voting thereon:

- EPF/2320/09 Davenant Foundation School, Chester Road, Loughton IG10 2LD

(g) Pursuant to the Council's Code of Member Conduct, Councillors J Hart and K Angold-Stephens declared personal interests in the following item of the agenda by virtue of the elder son of Councillor J Hart and the grand children of Councillor k Angold-Stephens attending Davenant Foundation School. The Councillors had determined that their interests were not prejudicial and that they would stay in the meeting for the consideration of the item and voting thereon:

- EPF/2320/09 Davenant Foundation School, Chester Road, Loughton IG10 2LD

(h) Pursuant to the Council's Code of Member Conduct, Councillor J Hart declared a personal interest in the following item of the agenda by virtue of having visited the site concerned with some objectors. The Councillor had determined that his interest was not prejudicial and that he would stay in the meeting for the consideration of the item and voting thereon:

- EPF/2513/09 Rear of 186 Forest Road, Loughton IG10 1EG

(i) 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 living in the road of the site concerned. The Councillor had determined that her interest was not prejudicial and that she would stay in the meeting for the consideration of the item and voting thereon:

- EPF/2513/09 Rear of 186 Forest Road, Loughton IG10 1EG

(j) Pursuant to the Council's Code of Member Conduct, Councillors D Dodeja, P Spencer and Mrs 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 interests were not prejudicial and that they would stay in the meeting for the consideration of the items and voting thereon:

- EPF/0013/10 2 The Cedars, Buckhurst Hill, IG9 5TS.

96. ANY OTHER BUSINESS

It was noted that there was no other business.

97. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 6 be determined as set out in the attached schedule to these minutes.

98. 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/2433/09
SITE ADDRESS:	5 Gainsborough Place Chigwell Essex IG7 6LA
PARISH:	Chigwell
WARD:	Chigwell Row
DESCRIPTION OF PROPOSAL:	EPF/13/85/A1 T1 - Ash - Fell
DECISION:	Granted Permission (With Conditions)

CONDITIONS

- 1 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.
- 2 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.

Report Item No: 2

APPLICATION No:	EPF/1748/09
SITE ADDRESS:	Adjacent 148 Buckhurst Way Buckhurst Hill Essex IG9 6HY
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Erection of a pair of semi detached houses.
DECISION:	Refused Permission

REASON FOR REFUSAL

- 1 By reason of their size, the proposed houses are likely to be occupied by families who, in this locality, are likely to own cars, regardless of how well it is served by public transport. Since the site cannot be safely accessed by motor vehicles, the proposal does not include any provision for off-street car parking in accordance with the minimum standards for trip origins set out in the Essex County Council and Essex Planning Officers Association Parking Standards dated September 2009. Cars owned by the occupants of the houses would therefore have to be kept on the highway. This would exacerbate the demand for on-street parking in the locality, the cumulative impact of which is unsustainable and harmful to the amenities of the locality. the proposed development is therefore contrary to policy ST6 of the adopted Local Plan and Alterations.

Report Item No: 3

APPLICATION No:	EPF/2320/09
SITE ADDRESS:	Davenant Foundation School Chester Road Loughton Essex IG10 2LD
PARISH:	Loughton
WARD:	Loughton Broadway Loughton St Johns
DESCRIPTION OF PROPOSAL:	New freestanding two-classroom relocatable building.
RECOMMENDED DECISION:	Granted 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 Proposals for the replacement of the car parking spaces lost by the development shall be submitted to the Local Planning Authority in writing for approval within 3 months of the date of this notice. The approved replacement car parking spaces shall be laid out and constructed within 6 months of their approval and thereafter be retained for the duration of this planning permission.
- 3 The two classrooms hereby approved shall not be used for classes or activities outside of normal school hours i.e. 9am to 4pm Mondays to Fridays.
- 4 No amplified music that is audible at the boundaries of the site shall be played in the building hereby approved.
- 5 The window openings in the south-west facing flank of the building hereby approved shall be fitted with obscure glass .

Report Item No: 4

APPLICATION No:	EPF/2509/09
SITE ADDRESS:	26 Queen's Road Loughton Essex IG10 1RR
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	First floor rear extension. (Revised application)
DECISION:	Refused Permission

REASON FOR REFUSAL

- 1 By reason of its height and rearward projection adjacent tot he site boundary with 28 Queens Road, the proposed extension wuold cause an excessive loss of light to the adjacent patio and ground floor windows at no 28, would appear overbearing when seen from no 28, and would facilitate excessive overlooking of no. 28. The proposed extensions would therefore cause an excessive loss of amenity for the occupants of 28 Queens Road, contrary to policy DBE9 of the Local Plan and Alterations.

Report Item No: 5

APPLICATION No:	EPF/2513/09
SITE ADDRESS:	Rear of 186 Forest Road Loughton Essex IG10 1EG
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Demolition of existing buildings and construction of single dwelling.
DECISION:	Refused Permission

CONDITIONS

- 1 By reason of the bulk, height and design, the proposed house would appear disproportionately large and incongruous within its setting and therefore fail to respect the character of the locality, contrary to policy ENV7 of the East of England Plan and policies CP2 and DBE1 of the adopted Local Plan and Alterations.
- 2 By reason of its bulk, height and design, the proposed house would appear overbearing when seen from adjacent rear gardens. It would therefore cause excessive harm to the amenities enjoyed by the occupants of neighbouring dwellings contrary to policies DBE2 and DBE9 of the Local Plan and Alterations.

Report Item No: 6

APPLICATION No:	EPF/0013/10
SITE ADDRESS:	2 The Cedars Buckhurst Hill Essex IG9 5TS
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Erection of new attached dwelling with associated car parking.
DECISION:	Granted 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 first occupation of the dwelling hereby approved the 1.7 metre high parapet wall/privacy screen (shown on the approved plan BRD/09/053/3 rev. A) shall be erected and permanently retained thereafter.
- 4 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 Schedule 2, Article 2, Part 1, Classes A and E shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The Arboricultural Method Statement shall include a tree protection plan to show the areas designated for the protection of trees, shrubs and hedges, hereafter referred to as Protection Zones. Unless otherwise agreed, the Protection Zones will be fenced, in accordance with the British Standard Trees in Relation to Construction-Recommendations (BS.5837:2005) and no access will be permitted for any development operation.

The Arboricultural Method Statement shall include all other relevant details, such as

changes of level, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences. It shall also include the control of potentially harmful operations, such as burning, the storage, handling and mixing of materials, and the movement of people or machinery across the site, where these are within 10m of any designated Protection Zone.

The fencing, or other protection which is part of the approved Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works have been completed and all equipment, machinery and surplus materials removed from the site.

The Arboricultural Method Statement shall indicate the specification and timetable of any tree works, which shall be in accordance with the British Standard Recommendations for Tree Works (BS.3998: 1989).

The Arboricultural Method Statement shall include a scheme for the inspection and supervision of the tree protection measures. The scheme shall be appropriate to the scale and duration of the works and may include details of personnel induction and awareness of arboricultural matters; identification of individual responsibilities and key personnel; a statement of delegated powers; frequency, dates and times of inspections and reporting, and procedures for dealing with variations and incidents. The scheme of inspection and supervision shall be administered by a suitable person, approved by the Local Planning Authority but instructed by the applicant.

- 6 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.

- 7 The development hereby approved shall not be commenced until the Local Planning Authority gives written approval of written proposals to maintain the openness of land on the site within the vicinity of the horse chestnut tree indicated on drawing no BRD/09/053/3 REV B.

Such proposals should indicate on a plan the extent of land to be maintained in an

open state. Following the substantial completion of the development, the land identified in the approved proposals shall be permanently kept open in accordance with the approved proposals and shall not be enclosed.