

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 17 March 2010
South

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

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

Other Councillors: -

Apologies: J Hart, Mrs S Clapp, Miss R Cohen, Mrs A Haigh, J Knapman, R Law, A Lion, G Mohindra, B Sandler, P Turpin and D Wixley

Officers Present: S Solon (Principal Planning Officer), R Hellier (Aboriculturual Officer) and G J Woodhall (Democratic Services Officer)

99. WELCOME & 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.

100. ELECTION OF VICE-CHAIRMAN

In the absence of the Chairman, the Vice-Chairman assumed the role of Chairman and requested a nomination for the role of Vice-Chairman.

RESOLVED:

That Councillor K Chana be elected Vice-Chairman for the duration of the meeting.

101. MINUTES

RESOLVED:

That the minutes of the meeting held on 3 March 2010 be taken as read and signed by the Chairman as a correct record, subject to the following amendment:

(i) that minute 95(j) be amended such that the planning applications at 26 Queens Road, Loughton and 186 Forest Road, Loughton be removed from the Declaration of Interest.

102. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors K Angold-Stephens, R Barrett, J Markham and Mrs C Pond declared a personal interest in the following item of the agenda, by virtue of being 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:

(i) EPF/0061/10 7 Church Hill, Loughton.

(b) Pursuant to the Council's Code of Member Conduct, Councillors K Angold-Stephens, R Barrett, Mrs C Pond and Mrs P Richardson declared a personal interest in the following items 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 applications and voting thereon:

(i) EPF/0061/10 7 Church Hill, Loughton;

(ii) EPF/2493/10 24 Kenilworth Gardens, Loughton; and

(iii) EPF/2498/10 26 Kenilworth Gardens, Loughton.

(c) 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 interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

(i) EPF/0108/10 Loyola Preparatory School, Palmerston Road, Buckhurst Hill.

(d) Pursuant to the Council's Code of Member Conduct, Councillors K Chana 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:

(i) EPF/0068/10 West Hatch High School, High Road, Chigwell.

103. ANY OTHER BUSINESS

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

104. 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.

105. 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/0061/10
SITE ADDRESS:	7 Church Hill Loughton Essex IG10 1QP
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	TPO/EPF/29/04 T1 Cedar - Fell
DECISION:	Refuse Permission

REASON FOR REFUSAL

1. It is recognised that the Cedar causes problems that cannot be adequately dealt with by pruning and that there is a diminution of the enjoyment of their property for its owners. However it is considered that the amenity value of the tree, by virtue of its public prominence, contribution to the street scene and to local character and distinctiveness are such that its value to the community should take precedence. The proposal therefore fails to meet policy LL9 of the Council's Adopted Local Plan and Alterations in that it is not justified.

Report Item No: 2

APPLICATION No:	EPF/0108/10
SITE ADDRESS:	Loyola Preparatory School 103 Palmerston Road Buckhurst Hill Essex IG9 5NH
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	TPO/EPF/15/94 T9 Birch - Fell T10 and T11 Birch - Crown reduce 15 - 20% T12 Sycamore, T13 Birch and T14 Sycamore - Crown reduce 20%
DECISION:	Grant 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.
3. The crown reduction authorised by this consent to T10, T11, T12, T13 and T14 shall be by no more than 20%.
4. All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998 (1989) (or with any similar replacement Standard).
5. The works hereby authorised shall not be undertaken after a period of three years from the date of this consent has expired.

Report Item No: 3

APPLICATION No:	EPF/2493/09
SITE ADDRESS:	24 Kenilworth Gardens, Loughton, Essex IG10 3AF
PARISH:	Loughton
WARD:	Loughton Roding
DESCRIPTION OF PROPOSAL:	Construction of an outbuilding to rear garden.
DECISION:	Refuse Permission

REASON FOR REFUSAL

1. By reason of its height and massing the proposed outbuilding would appear disproportionately large and have an overbearing impact on adjacent gardens and adjacent access road. Consequently the outbuilding would fail to respect its setting and cause harm to the character and visual amenities of the locality. The harm caused would be exacerbated by the cumulative impact of the proposed outbuilding and a similarly large existing outbuilding in the rear garden of 28 Kenilworth Gardens. The proposed development could also set an undesirable precedent for permitting similarly large outbuildings in the rear gardens of houses in the locality that would further harm its character and visual amenity. Accordingly, the proposed outbuilding is contrary to policies CP2, DBE1, DBE2 and DBE9 of the Local Plan and Alterations.

Report Item No: 4

APPLICATION No:	EPF/2498/09
SITE ADDRESS:	26 Kenilworth Gardens Loughton Essex IG10 3AF
PARISH:	Loughton
WARD:	Loughton Roding
DESCRIPTION OF PROPOSAL:	Construction of outbuilding to rear garden.
DECISION:	Refuse Permission

REASON FOR REFUSAL

1. By reason of its height and massing the proposed outbuilding would appear disproportionately large and have an overbearing impact on adjacent gardens and adjacent access road. Consequently the outbuilding would fail to respect its setting and cause harm to the character and visual amenities of the locality. The harm caused would be exacerbated by the cumulative impact of the proposed outbuilding and a similarly large existing outbuilding in the rear garden of 28 Kenilworth Gardens. The proposed development could also set an undesirable precedent for permitting similarly large outbuildings in the rear gardens of houses in the locality that would further harm its character and visual amenity. Accordingly, the proposed outbuilding is contrary to policies CP2, DBE1, DBE2 and DBE9 of the Local Plan and Alterations.

Report Item No: 5

APPLICATION No:	EPF/0068/10
SITE ADDRESS:	West Hatch High School High Road Chigwell Essex IG7 5BT
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	New area of tarmac paving to provide 14 car parking spaces adjacent to existing access road.
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.

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