

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 20 October 2010
South

Place: Roding Valley High School, Brook Road, Loughton, Essex IG10 3JA **Time:** 7.30 - 9.20 pm

Members Present: J Hart (Chairman), K Chana (Vice-Chairman), K Angold-Stephens, R Barrett, R Cohen, D Dodeja, C Finn, Ms J Hart, J Knapman, L Leonard, A Lion, G Mohindra, Mrs C Pond, P Spencer, Mrs L Wagland and D Wixley

Other Councillors: S Murray

Apologies: Mrs T Cochrane, J Markham, Mrs P Richardson, B Sandler, Mrs J Sutcliffe and Ms S Watson

Officers Present: S Solon (Principal Planning Officer), C Neilan (Conservation Officer), A Hendry (Democratic Services Officer), S G Hill (Senior Democratic Services Officer) and D Clifton (Principal Housing Officer [IT])

44. 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.

45. MINUTES

RESOLVED:

That the minutes of the last meeting of the Sub-Committee held on 29 September 2010 be agreed.

46. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor D Dodeja declared a personal interest in the following items of the agenda by virtue that he was a member of Buckhurst Hill Parish Council. 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/1361/10, 12 Albert Road, Buckhurst Hill
- EPF/1680/10, 11a Loughton Way, Buckhurst Hill
- EPF/1690/10, Land rear of 11a Loughton Way, Buckhurst Hill

(b) Pursuant to the Council's Code of Member Conduct, Councillor P Spencer declared a personal interest in the following items of the agenda by virtue that he was a member of Buckhurst Hill Parish Council. 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/1361/10, 12 Albert Road, Buckhurst Hill
- EPF/1680/10, 11a Loughton Way, Buckhurst Hill

(c) Pursuant to the Council's Code of Member Conduct, Councillor P Spencer declared a personal interest in the following item of the agenda by virtue that he was a member of Buckhurst Hill Parish Council and that he lived in an adjoining road. The Councillor had determined that his interest was prejudicial and he would leave the meeting for the consideration of the application and voting thereon:

- EPF/1690/10, Land rear of 11a Loughton Way, Buckhurst Hill

(d) Pursuant to the Council's Code of Member Conduct, Councillors K Chana, G Mohindra, A Lion and Mrs L Wagland declared personal interests in the following items of the agenda by virtue that they were 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/1745/10, 29 The Bowls, Vicarage Lane, Chigwell;
- EPF/1422/10, 56A Grange Crescent, Chigwell.

(e) Pursuant to the Council's Code of Member Conduct, Councillor J Knapman declared personal interest in the following item of the agenda by virtue that he was a member of Chigwell Parish Council. 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/1422/10, 56A Grange Crescent, Chigwell;

(f) Pursuant to the Council's Code of Member Conduct, Councillor J Knapman declared personal interest in the following item of the agenda by virtue that he was a member of Chigwell Parish Council and that he lived near the application site. The Councillor had determined that his interest was prejudicial and he would not stay in the meeting for the consideration of the application and voting thereon:

- EPF/1745/10, 29 The Bowls, Vicarage Lane, Chigwell.

(g) 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 that he once acted as an agent for the applicant. The Councillor had determined that his interest was prejudicial and he would leave the meeting for the consideration of the application and voting thereon:

- TPO/91/10, 85 The Drive, Loughton

(g) Pursuant to the Council's Code of Member Conduct, Councillors D Wixley, Mrs C Pond, K Angold-Stephens and L Leonard declared personal interests in the following items of the agenda by virtue that they were members of Loghton 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/1644/10, 18 Albion Park, Loughton;
- EPF/1788/10, Rear garden of 94 and part rear garden of 92 Roding Road, Loughton.

(h) Pursuant to the Council's Code of Member Conduct, Councillors Mrs C Pond, K Angold-Stephens, Jennie Hart and L Leonard declared personal interests in the following item of the agenda by virtue that they were members of Loghton Residents 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/1788/10, Rear garden of 94 and part rear garden of 92 Roding Road, Loughton.

(i) Pursuant to the Council's Code of Member Conduct, Councillor D Wixley, declared personal interests in the following items of the agenda by virtue that he was a 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/1644/10, 18 Albion Park, Loughton;
- EPF/1745/10, 29 The Bolwes, Vivarage Lane, Chigwell;
- TPO/91/10, 85 The Drive, Loughton

(j) Pursuant to the Council's Code of Member Conduct, Councillor C Finn, declared personal interests in the following item of the agenda. 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/1680/10, 11a Loughton Way, Buckhurst Hill.

(k) Pursuant to the Council's Code of Member Conduct, Councillor S Murray declared personal interests in the following item of the agenda by virtue that he was a member of Loghton Town Council and acquainted with some of the objectors.

- EPF/1788/10, Rear garden of 94 and part rear garden of 92 Roding Road, Loughton.

47. ANY OTHER BUSINESS

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

48. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 7 be determined as set out in the attached schedule to these minutes.

49. TREE PRESERVATION ORDER - 85 THE DRIVE, LOUGHTON

The Area Plans Sub-Committee South agreed in August 2010 to the felling of three tree at 85 The Drive, Loughton and replacement Birch be planted in the front garden. Following this an objection had been received and the Sub-committee has been requested to agree the TPO/EPF/91/10 with modifications.

RESOLVED:

That Tree Preservation Order TPO/EPF/91/10 be confirmed subject to the following modifications:

Deletion of trees T1, T2 and T3 (all Pine) and Substitution of T1, Birch.

50. 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

Report Item No: 1

APPLICATION No:	EPF/1644/10
SITE ADDRESS:	18 Albion Park Loughton Essex IG10 4RB
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	TPO/EPF/33/88 1 - Cypress - Reduce by 30% - Cut out dead and diseased wood (T1) 2 - Cypress - Reduce by 30% - Cut out dead and diseased wood (T2) TPO/EPF/02/89 3 - Sycamore - Crown reduction by 30%3 (top and sides) (T4) 4 - Cypress - Fell (G1) 5 - Cypress - Reduce by 30% (G1) 6 - Cypress - Cut four lead shoots (T3) 7 - Pine - Cut back branches brushing roof, remove dead and diseased wood (T5)
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=520473

CONDITIONS

- 1 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.
- 2 The crown lifting for T6 Lawson Cypress, authorised by this consent, shall extend only to the whole or partial removal of branches under 60 mm in diameter necessary to give 1.8 metres clearance above ground level.
- 3 The crown reduction authorised by this consent shall consist of the following:
T1 Lawson Cypress - 30 % crown reduction.
T2. Lawson Cypress – Crown lift to 5 metres and reduce top by 3 metres.
T3. Sycamore - reduce spreading branches under 75 mm in diameter to suitable unions, where branch length does not exceed 3 metres.
T5. Monterey Cypress - 30% crown reduction.
T6: Lawson Cypress: Cut weak shoot on one leader and crown lift to 1.8 metres.
T7. Pine - reduce spreading branches under 80 mm in diameter to suitable unions, where branch length does not exceed 2 metres.

- 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: 2

APPLICATION No:	EPF/1745/10
SITE ADDRESS:	29 The Bowls Vicarage Lane Chigwell Essex IG7 6NB
PARISH:	Chigwell
WARD:	Chigwell Row
DESCRIPTION OF PROPOSAL:	TPO/EPF/14/08 T58 - Sweet Gum - Fell
DECISION:	Grant Permission (with conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=52087

Following consideration of all the material considerations, Members found the interests of the amenities of the locality would be best served by a replacement tree elsewhere on the site. In that context, the loss of the existing tree, which causes excessive harm to the amenities of the occupants of adjacent flats, was considered to be acceptable.

Conditions

1.

A replacement Liquidamber styraciflua (Sweet Gum) tree shall be planted before the felling of the existing tree. It shall be of good quality in accordance with BS 3936: part 1:1980, and at least 10-12 cm in girth size. It shall be planted in a position as shall have been previously agreed in writing by the Local Planning Authority, generally to the South-west of Block B. It must have been inspected by the Local Planning Authority and agreed to be in accordance with these details, prior to implementation of the felling hereby agreed, unless varied with the prior 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, or dies, or becomes seriously damaged and defective another tree of the same species and size of that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason:- To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, so as to ensure that the amenity value of the existing tree is maintained by the provision of adequate replacement.

Report Item No: 3

APPLICATION No:	EPF/1361/10
SITE ADDRESS:	12 Albert Road Buckhurst Hill Essex IG9 6EH
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Proposed two storey side and rear extension.
DECISION:	Refuse Permission

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=519508

Following consideration of the submitted plans Members took the view that the two-storey rear extensions that forms part of the overall proposal would be harmful to the amenities the occupants of 14 Albert Road can reasonably expect to enjoy. In particular, the bulk of the rear extension together with its proximity to the site boundary with 14 Albert Road would give it an excessively overbearing appearance that would detract from the enjoyment of the rear garden of that property.

Reason For Refusal

1. The proposed two-storey rear extension, by reason of its bulk and its siting in close proximity to the site boundary with 14 Albert Road, would appear excessively overbearing to the detriment of the amenities enjoyed by the occupants of that property. Accordingly, the proposal is contrary to policy DBE 9 of the adopted Local Plan and Alterations

Report Item No: 4

APPLICATION No:	EPF/1422/10
SITE ADDRESS:	56A Grange Crescent Chigwell Essex IG7 5JF
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Demolition of rear ground floor side extension, erection of new two storey side extension and erection of first floor front extension over existing ground floor. (Revised application)
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=519718

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 No windows shall be formed at any time in the flank walls of the development hereby permitted at first floor level without the prior written approval of the Local Planning Authority.

Report Item No: 5

APPLICATION No:	EPF/1680/10
SITE ADDRESS:	11a Loughton Way Buckhurst Hill Essex IG9 6AE
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Proposed single storey side and rear extensions and alterations to roof space including rear dormer window. (Revised application)
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=520566

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.

Report Item No: 6

APPLICATION No:	EPF/1690/10
SITE ADDRESS:	Land Rear of 11a Loughton Way Buckhurst Hill Essex IG9 6AE
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Demolition of existing garages and erection of a detached one bedroom residential dwelling. (Revised application)
DECISION:	Refuse Permission

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=520587

Following consideration of the submitted plans the Sub-Committee took the view that the proposal would be harmful to the character and amenities of the locality by reason of its poor design and constrained siting. Members also found that harm would be exacerbated by the loss of the existing garages and associated parking spaces that serve to mitigate an excessive demand for on-street parking in Dene Road. The development was also considered to appear overbearing when seen from adjacent rear gardens that fall away from the site.

Reasons For Refusal

- 1 The proposed house, by reason of its poor unsympathetic design and constrained siting would appear in sharp contrast to its surroundings. As a consequence it would appear as an inappropriate form of development that would detract from the character and appearance of the locality, contrary to policies CP2, CP3 and DBE1 of the adopted Local Plan and Alterations.
- 2 By reason of its height and siting at the southern end of the rear gardens of 11a and 13 Loughton Way which fall away from the site, the proposed house would appear excessively overbearing and be harmful to outlook when seen from those properties. Consequently it would be harmful to the visual amenities of their occupants, contrary to Local Plan and Alteration policy DBE 9.
- 3 The proposal would exacerbate the existing high demand for on-street parking in Dene Road by causing the loss of a pair of garages and generating additional traffic to the detriment of the amenities and character of the locality contrary to Local Plan and Alterations policies ST4 and CP2

Report Item No: 7

APPLICATION No:	EPF/1788/10
SITE ADDRESS:	Rear gardens of no. 94, and part rear garden of 92 Roding Road Loughton Essex IG10 3EF
PARISH:	Loughton
WARD:	Loughton Roding
DESCRIPTION OF PROPOSAL:	Erection of two bedroom one and a half storey detached dwelling with one off street car parking space (Revised application)
DECISION:	Refuse Permission

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521012

Following consideration of the submitted plans, the Committee took the view that the main planning policy context within which the proposal should be assessed is the 2010 revision to PPS3- Housing. Members therefore considered that the site is not previously developed land and decided a different approach to the principle of the development should be taken. The approach taken in previous planning decisions relating to similar development on the site were therefore not given weight when dealing with the principle. Members also decided the design of the proposal would not respect the character and appearance of the locality and would be in such contrast to it that it would cause harm to the appearance of the street scene.

Reason For Refusal.

- 1 The proposed house, by reason of its unsympathetic design and constrained siting in the rear gardens of modest dwellings would appear in sharp contrast to its surroundings. As a consequence it would appear as an inappropriate form of development that would detract from the character and appearance of the locality. The proposal is therefore contrary to national planning policy set out in PPS3: Housing and to policies CP2, CP3 and DBE1 of the adopted Local Plan and Alterations.