

## **EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Planning Subcommittee   **Date:** 5 January 2011  
South

**Place:** Roding Valley High School, Brook Road, Loughton, Essex IG10 3JA   **Time:** 7.30 - 9.05 pm

**Members Present:** J Hart (Chairman), Mrs L Wagland, K Angold-Stephens, Mrs T Cochrane, R Cohen, C Finn, Ms J Hart, J Knapman, L Leonard, A Lion, J Markham, Mrs C Pond, Mrs P Richardson, B Sandler, P Spencer, Mrs J Sutcliffe, H Ulkun, Ms S Watson and D Wixley

**Other Councillors:**

**Apologies:** K Chana, R Barrett, D Dodeja and G Mohindra

**Officers Present:** S Solon (Principal Planning Officer), M Jenkins (Democratic Services Assistant), A Hendry (Democratic Services Officer) and G J Woodhall (Democratic Services Officer)

### **66. 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.

### **67. MINUTES**

#### **RESOLVED:**

That the minutes of the last meeting of the Sub-Committee held on 1 December 2010 be taken as read and signed by the Chairman as a correct record.

### **68. ELECTION OF VICE-CHAIRMAN**

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

#### **RESOLVED:**

That Councillor Mrs L Wagland be elected Vice-Chairman for the duration of the meeting.

### **69. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillors P Spencer, Mrs J Sutcliffe, and Ms S Watson declared a personal interest in the following items

of the agenda by virtue of being members of Buckhurst Hill Parish Council. The Councillors had declared that their interests were not prejudicial and that they would stay in the meeting for the consideration of the applications and voting thereon:

- EPF/2151/10 Loyola Preparatory School, 103 Palmerston Road, Buckhurst Hill IG9 5NH; and
- EPF/2427/10 108 Princes Road, Buckhurst Hill IG9 5DX

(b) Pursuant to the Council's Code of Member Conduct, Councillors J Knapman, A Lion, B Sandler 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 declared that their interests were not prejudicial and that they would stay in the meeting for the consideration of the application and voting thereon:

- EPF/2076/10 36 Tomswood Road, Chigwell IG7 5QS

(c) 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 being a member of the Conservative Party and the local Conservative Party office being close to the application concerned. The Councillor declared that his interest was not prejudicial and that he would stay in the meeting for the consideration of the application and voting thereon:

- EPF/2153/10 121 High Road, Loughton IG10 1SY

(d) Pursuant to the Council's Code of Member Conduct, Councillors K Angold-Stephens, L Leonard, 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. In respect of EPF/2153/10 121 High Road, Loughton IG10 1SY, Councillor Mrs C Pond added that she was slightly acquainted with the residents and a trustee involved. Also in respect of the same application, Councillor K Angold-Stephens stated that he was vaguely acquainted one of the residents. The Councillors had declared that their interests were not prejudicial and that they would stay in the meeting for the consideration of the applications and voting thereon:

- EPF/1973/10 Hillcroft, Loughton IG10; and
- EPF/2153/10 121 High Road, Loughton IG10 1SY

(e) Pursuant to the Council's Code of Member Conduct, Councillor D Wixley declared a personal interest in the following items of the agenda by virtue of being a member of Loughton Town Council. In respect of EPF/1973/10 Hillcroft, Loughton, the Councillor had known a resident at Hillcroft for 25 years. In respect of EPF/2153/10 121 High Road, Loughton, the Councillor in the capacity of Mayor of Loughton, had been invited to attend the Annual General Meeting regarding these premises on 31 July 2010. In addition the Councillor declared that in respect of EPF/2076/10 36 Tomswood Road, Chigwell, he was the Tree Warden. The Councillor had declared that his interests were not prejudicial and that he would stay in the meeting for the consideration of the applications and voting thereon:

- EPF/1973/10 Hillcroft, Loughton IG10;
- EPF/2153/10 121 High Road, Loughton IG10 1SY; and
- EPF/2076/10 36 Tomswood Road, Chigwell IG7 5QS

(f) Pursuant to the Council's Code of Member Conduct, Councillor C Finn declared a personal interest in the following item of the agenda by virtue of being a member of Loughton Resident's Association. The Councillor had declared that his

interest was not prejudicial and that he would stay in the meeting for the consideration of the application and voting thereon:

- EPF/2153/10 121 High Road, Loughton IG10 1SY

**70. ANY OTHER BUSINESS**

The Chairman reminded members that following the meeting, the Principal Planning Officer, Mr S Solon, would deliver a training presentation for members.

**71. 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.

**72. 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**

<b>APPLICATION No:</b>	EPF/1973/10
<b>SITE ADDRESS:</b>	Hillcroft Loughton Essex IG10
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Fairmead
<b>DESCRIPTION OF PROPOSAL:</b>	Provision of new off street parking facilities.
<b>DECISION:</b>	Granted 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=521634](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521634)

## 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 trees shown to be retained within the Arboricultural Method Statement (prepared by Tim Moya Associates and received 9th November 2010) shall be retained and protected throughout construction in accordance with the methodology contained within the Statement.
- 3 If any tree, shrub or hedge shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.
- 4 No development, including site clearance, shall take place until a scheme of soft landscaping and a statement of the methods, including a timetable, for its Implementation (linked to the development schedule), have been submitted to the Local Planning Authority and approved in writing. The landscape scheme shall be carried out in accordance with the approved details and the agreed timetable. 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 in writing.
- 5 A flood risk assessment and management and maintenance plan shall be submitted to the Local Planning Authority for its approval in writing prior to commencement of development. The plan shall include methods to prevent the discharge of water onto

the adjacent public highway including the use of permeable materials for the surface of the parking areas. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tools. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.

- 6 The parking area shown on the approved plan shall be retained free of obstruction for the parking of residents and visitors domestic vehicles. It shall not be used for any other purpose.
- 7 No development shall take place until details showing the relocation of the street lighting column currently situated in the grassed area to the west, has been submitted to and approved in writing by the Local Planning Authority. The parking bays shall not be brought into use before the lighting column has been relocated in accordance with the approved details.
- 8 No development shall take place until details of boundary treatment, including landscaping, around the car parking areas hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details and the boundary treatment shall thereafter be retained permanently.
- 9 No development shall take place until details of the surface materials for the parking area have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details.

Members recognised the benefits of the proposal but were concerned that additional measures to prevent further informal parking on greens and that appropriate landscaping around the parking areas to soften their visual impact be carried out in connection with the development. Members were also concerned to secure appropriate surface materials for the parking areas and to prevent them being used for the parking of commercial vehicles. Additional comments received from the occupant of 47 Hillcroft and Loughton Town Council were reported verbally.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/2151/10
<b>SITE ADDRESS:</b>	Loyola Preparatory School 103 Palmerston Road Buckhurst Hill Essex IG9 5NH
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	Provision of artificial playing surface and surround fencing to existing playing field. (Revised application)
<b>DECISION:</b>	Refused 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=522269](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=522269)

**Reason for Refusal**

- 1 By reason of the height of fencing around the proposed playing surface, the proximity of the fencing to 70 Russell Road and the difference in levels between that property and the playing surface, the proposal as a whole would have an excessively overbearing impact on the occupants of 70 Russell Road to the detriment of their living conditions. The planting of a hedge adjacent to the fencing would not mitigate the harmful impact of the development. Accordingly, the proposal is contrary to policy DBE9 of the adopted Local Plan and Alterations.

Having regard to the details of the proposal and the planning appeal decision dated 17<sup>th</sup> December 2010 in respect of application reference EPF/0488/10, Members were not satisfied that the reduced height of fencing to the east of the proposed playing surface, would overcome the overbearing impact of the scheme on the occupiers of 70 Russell Road.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/2153/10
<b>SITE ADDRESS:</b>	121 High Road Loughton Essex IG10 1SY
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing sheltered housing and erection of 2 detached houses.
<b>DECISION:</b>	Granted 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=522271](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=522271)

**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 No development shall have taken place until details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
- 3 The development shall proceed in accordance with the approved plans, which are listed in the attached informative.
- 4 Prior to the commencement of the development hereby approved, details of proposed boundary walls, fences or other means of enclosure shall be submitted to the Local Planning Authority for approval in writing. The details shall include provision for the erection of screening adjacent to the raised terraces at a height of not less than 1.7 metres above the finished level of the terraces. The approved boundary treatment shall be erected prior to the first occupation of the dwellings and retained thereafter.
- 5 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents (staff) and visitors vehicles.
- 6 Prior to occupation of the development a 1.5 metre x 1.5 metre pedestrian visibility splay, as measured from and along the highway boundary, shall be provided on both sides of the vehicular accesses. Such visibility splays shall be retained free of any obstruction in perpetuity. These visibility splays must not form part of the vehicular surface of the access.

- 7 Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to the Local Planning Authority for approval in writing. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times thereafter.
- 8 Prior to first occupation of the development hereby approved, the proposed window opening(s) in the flank elevation(s) at first and second floor level shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 9 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 extensions or the erection of outbuildings generally permitted by virtue of Schedule 2, Part 1, Classes A and E shall be undertaken without the prior written permission of the Local Planning Authority.
- 10 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan and Arboricultural Method Statement in accordance with BS:5837:2005 (Trees in relation to construction) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved Tree Protection Plan and Arboricultural Method Statement unless the Local Planning Authority gives its written consent to any variation.
- 11 No development, including site clearance, shall take place until a scheme of soft landscaping and a statement of the methods, including a timetable, for its Implementation (linked to the development schedule), have been submitted to the Local Planning Authority and approved in writing. The landscape scheme shall be carried out in accordance with the approved details and the agreed timetable. 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 in writing.
- 12 No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Planning Authority.
- 13 Gates shall not be erected on the vehicular accesses to the houses hereby approved without the prior written approval of the Local Planning Authority.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/2427/10
<b>SITE ADDRESS:</b>	108 Princes Road Buckhurst Hill Essex IG9 5DX
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey rear extension.
<b>DECISION:</b>	Granted 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=523254](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=523254)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/2076/10
<b>SITE ADDRESS:</b>	36 Tomswood Road Chigwell Essex IG7 5QS
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/27/04 T3 - Oak - Fell
<b>DECISION:</b>	Deferred

**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=522055](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=522055)

Members recognised the high amenity value of the tree. Although they recognised the harm it is causing to the adjacent house, Members requested the suitability of a tree root barrier as a method to deal with the harm caused be fully investigated before they give consideration to the proposed felling of the tree.

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