

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee South **Date:** Wednesday, 26 January 2011

Place: Roding Valley High School, Brook Road, Loughton, Essex IG10 3JA **Time:** 7.30 - 10.05 pm

Members Present: J Hart (Chairman), K Angold-Stephens, R Barrett, Mrs T Cochrane, D Dodeja, C Finn, Ms J Hart, L Leonard, J Markham, Mrs C Pond, P Spencer, Mrs J Sutcliffe, H Ulkun, Mrs L Wagland, Ms S Watson and D Wixley

Other Councillors:

Apologies: K Chana, R Cohen, J Knapman, A Lion, G Mohindra, Mrs P Richardson and B Sandler

Officers Present: J Preston (Director of Planning and Economic Development), S Solon (Principal Planning Officer), C Neilan (Landscape Officer & Arboriculturist), K Smith (Senior Planning Officer), M Jenkins (Democratic Services Assistant), D Clifton (Principal Housing Officer [IT]) and R Martin (Website Assistant)

73. 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.

74. MINUTES

RESOLVED:

That the minutes of the last meeting of the Sub-Committee held on 5 January 2011 be taken as read and signed by the Chairman as a correct record.

75. 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.

76. DECLARATIONS OF INTEREST

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

- EPF/2249/10 37 Roding Lane, Buckhurst Hill, IG9 6BJ;
- EPF/2380/10 Holly House Private Hospital, High Road, Buckhurst Hill IG9 5HX;
- EPF/2354/10 Holly House Private Hospital, High Road, Buckhurst Hill IG9 5HX; and
- EPF/2570/10 10 Victoria Road, Buckhurst Hill IG9 5ES

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

- EPF/2514/10 5 Nafferton Rise, Loughton IG10 1UB;
- EPF/10 St. John's Road, Loughton IG10 1RZ;
- EPF/2129/10 10 Stanmore Way, Loughton IG10 2SA; and
- EPF/2307/10 Goldings Church, England's Lane, Loughton IG10 2QX

(c) 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. Additionally in respect of applications EPF/2076/10 36 Tomswood Road, Chigwell IG7 5QS, EPF/2514/10 5 Nafferton Rise, Loughton IG10 1UB, EPF/2566/10 10 St. John's Road, Loughton IG10 1RZ and EPF/2263/10 16 Tomswood Road, Chigwell IG7 5QS as a Tree Warden. The Councillor had declared that his interests were not prejudicial and that he would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/2514/10 5 Nafferton Rise, Loughton IG10 1UB;
- EPF/2566/10 10 St. John's Road, Loughton IG10 1RZ;
- EPF/2129/10 10 Stanmore Way, Loughton IG10 2SA; and
- EPF/2307/10 Goldings Church, Englands Lane, Loughton IG10 2QX

(d) Pursuant to the Council's Code of Member Conduct, Councillor Mrs L Wagland declared a personal interest in the following items of the agenda by virtue of being a member of Chigwell Parish Council. The Councillor had declared that her interests were not prejudicial and that she would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/2076/10 36 Tomswood Road, Chigwell IG7 5QS;
- EPF/1606/10 The Grange, 75 High Road, Chigwell IG7 6DL;
- EPF/2259/10 18 Oak Lodge Avenue, Chigwell IG7 5HZ; and
- EPF/2263/10 16 Tomswood Road, Chigwell IG7 5QS

77. ANY OTHER BUSINESS

There was no other business for the Sub-Committee to consider.

78. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 13 be determined as set out in the attached schedule to these minutes.

79. 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/2076/10
SITE ADDRESS:	36 Tomswood Road Chigwell Essex IG7 5QS
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	TPO/EPF/27/04 T3 - Oak - Fell
DECISION:	Granted 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=522055

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 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.

In connection with condition 2, Members agreed it would be appropriate for a larger than usual specimen sited farther from the house than the tree that is to be felled.

Report Item No: 2

APPLICATION No:	EPF/2514/10
SITE ADDRESS:	5 Nafferton Rise Loughton IG10 1UB
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	TPO/EPF/16/87 T1 - Copper Beech - Fell and replace with Copper Beech
DECISION:	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=523540

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 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.

Report Item No: 3

APPLICATION No:	EPF/2566/10
SITE ADDRESS:	10 St Johns Road Loughton Essex IG10 1RZ
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	TPO/EPF/115/10 T1 - Willow - Fell and replace with suitable species.
DECISION:	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=523733

REASON FOR REFUSAL

- 1 The willow tree has significant visual importance in the street scene, and its retention is required despite future proposals for development of the site. Therefore it is considered that insufficient justification has been given for its removal. The proposal does not therefore accord with policy LL9 of the Adopted Local Plan and Alterations.
- 2 It is considered that an appropriate resolution to the concerns raised can be achieved by re pollarding of the tree and therefore the felling is contrary to policy LL9 of the Adopted Local Plan and Alterations

Report Item No: 4

APPLICATION No:	EPF/1606/10
SITE ADDRESS:	The Grange 75 High Road Chigwell Essex IG7 6DL
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Certificate of lawful development for existing use of buildings and land for the sale and display of motor vehicles and the repair and restoration of motor vehicles.
DECISION:	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=520345

Members recognised this application was very complex to assess and the consequences of agreeing the claim are serious. In the circumstances, Members decided to defer consideration of the application until the Council's lawyer is able to attend the Committee meeting to answer questions about the legal context for the application and the nature of the evidence.

Report Item No: 5

APPLICATION No:	EPF/1900/10
SITE ADDRESS:	15 The Crescent Loughton Essex IG10 4PY
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Demolition of existing bungalow and erection of a single detached dwelling.
DECISION:	Withdrawn from Agenda

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=521433

This item was withdrawn from the agenda by Officers to allow objectors to be given proper notification of the meeting in which the application will be considered.

Report Item No: 6

APPLICATION No:	EPF/2129/10
SITE ADDRESS:	10 Stanmore Way Loughton Essex IG10 2SA
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Demolition of a two storey house and construction of two new detached houses on the same site.
DECISION:	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=522234

Members were particularly concerned about the potential for the basements of the approved houses to have a harmful consequence on local hydrology. However, they decided that their concerns could be properly dealt with by the imposition of a suitable planning condition.

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 development, shall match those as detailed on submitted drawing No ETN_203 Rev A, unless otherwise agreed in writing by the Local Planning Authority.
- 3 The proposed window openings in the flank elevations at first floor level of both dwellings hereby approved shall be fitted with obscured glass and have fixed frames to a height of 1.7metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 4 The proposed flank elevations of the dwellings hereby approved shall retain a gap of at least 1.0m to the common boundaries of the site and a gap of at least 2.0m between the inside flanks of each structure.
- 5 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 Part 1 Classes A and E shall be undertaken without the prior written permission of the Local Planning Authority.

- 6 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the garages hereby approved shall be retained so that it is capable of allowing the parking of cars together with any ancillary storage in connection with the residential use of the site, and shall at no time be converted into a room or used for any other purpose.
- 7 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 8 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.
- 9 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 10 All material demolished from the existing building or excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 11 Prior to the commencement of the development details showing the means to prevent the discharge of surface water onto the highway, details of sustainable drainage of the site and means to prevent flooding of neighbourhood shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the substantial completion of the houses hereby approved and shall be retained at all times.
- 12 No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.

Report Item No: 7

APPLICATION No:	EPF/2249/10
SITE ADDRESS:	37 Roding Lane Buckhurst Hill Essex IG9 6BJ
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Single storey side/front extension, part single storey and part two storey rear extension. (Amended application)
DECISION:	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=522640

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 development, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 8

APPLICATION No:	EPF/2259/10
SITE ADDRESS:	18 Oak Lodge Avenue Chigwell Essex IG7 5HZ
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Retention of detached garden building at the rear of the garden for use as a hot tub enclosure & exercise room.
DECISION:	Granted 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=522678

CONDITIONS

None.

Report Item No: 9

APPLICATION No:	EPF/2263/10
SITE ADDRESS:	16 Tomswood Road Chigwell Essex IG7 5QS
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Erection of outbuilding in rear garden. (Revised application)
DECISION:	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=522719

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, 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.
- 3 No development, including any form of excavation, shall take place until details of the foundation design of the outbuilding hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and a minimum of 7 days written notice of the commencement of the works shall be given to the Local Planning Authority.

Report Item No: 10

APPLICATION No:	EPF/2307/10
SITE ADDRESS:	Goldings Church England's Lane Loughton Essex IG10 2QX
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Single storey rear extension.
DECISION:	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=522910

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 development, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 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.

Report Item No:11

APPLICATION No:	EPF/2380/10
SITE ADDRESS:	Holly House Private Hospital High Road Buckhurst Hill Essex IG9 5HX
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Installation of a double stacked Portakabin in the grounds of the hospital for temporary office accommodation.
DECISION:	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=523124

CONDITIONS

- 1 This consent shall inure for a limited period expiring 2 year(s) from the date of this Notice, at which time the development permitted by this Notice shall be discontinued and the building shall be removed from the site.
- 2 Prior to first occupation of the development hereby approved, the proposed window opening(s) in the south and east flank elevation(s) 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.
- 3 No works or site clearance / site preparation, shall take place until a Method Statement has been submitted to the Local Planning Authority and approved in writing. The Method Statement shall include all operations required for the installation and removal of the Portakabin and in particular shall demonstrate that all the trees onsite are safely retained without damage to any part of them.. The development shall be carried out only in accordance with the approved Method Statement unless the Local Planning Authority gives its written consent to any variation.

Report Item No: 12

APPLICATION No:	EPF/2354/10
SITE ADDRESS:	Holly House Private Hospital High Road Buckhurst Hill Essex IG9 5HX
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Installation of 1 Portakabin in the grounds of the hospital for temporary office accommodation.
DECISION:	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=523041

CONDITIONS

- 1 This consent shall inure for a limited period expiring 2 year(s) from the date of this Notice, at which time the development permitted by this Notice shall be discontinued and the building shall be removed from the site.
- 2 No works or site clearance / site preparation, shall take place until a Method Statement has been submitted to the Local Planning Authority and approved in writing. The Method Statement shall include all operations required for the installation and removal of the Portakabin and in particular shall demonstrate that all the trees onsite are safely retained without damage to any part of them.. The development shall be carried out only in accordance with the approved Method Statement unless the Local Planning Authority gives its written consent to any variation.

Report Item No: 13

APPLICATION No:	EPF/2570/10
SITE ADDRESS:	10 Victoria Road Buckhurst Hill Essex IG9 5ES
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Single storey side and rear extension.
DECISION:	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=523752

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 facing brick and roof tile to be used on the proposed extension shall match those on the existing house, unless otherwise agreed in writing by the Local Planning Authority.