

## EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

**Committee:** Area Planning Subcommittee   **Date:** 30 March 2011  
South

**Place:** Roding Valley High School, Brook Road, Loughton, Essex IG10 3JA   **Time:** 7.30 - 9.22 pm

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

**Other Councillors:**

**Apologies:** G Mohindra, Mrs P Richardson and Mrs L Wagland

**Officers Present:** S Solon (Principal Planning Officer), C Neilan (Landscape Officer & Arboriculturist), D Duffin (Planning Officer), A Hendry (Democratic Services Officer), G J Woodhall (Democratic Services Officer) and R Martin (Website Assistant)

### 94. 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.

### 95. MINUTES

#### RESOLVED:

That the minutes of the last meeting of the Sub-committee held on 9 March 2011 be taken as read and signed by the Chairman as a correct record.

### 96. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors D Dodeja, Mrs J Sutcliffe, P Spencer and Mrs S Watson declared a personal interest in the following item 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 application and voting thereon:

- EPF/0082/11 56 - Roding View, Buckhurst Hill
- EPF/0372/11 34 - Ardmore Lane, Buckhurst Hill

(b) Pursuant to the Council's Code of Member Conduct, Councillors B Sandler, J Knapman and K Chana declared a personal interest in the following items of the

agenda by virtue of being members of Chigwell 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/2231/10 - 2 Woolhampton Way, Chigwell; and
- EPF/0284/11 - Grass Verge, Outside Former Beis Shammai School, Chigwell

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

- EPF/0233/11 – Loughton Methodist Church, 260 High Road, Loughton

(d) Pursuant to the Council's Code of Member Conduct, Councillor James Hart declared a personal interest in the following item of the agenda by virtue of vaguely knowing the applicant. The Councillor had declared that his interest was not prejudicial and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1791/10 – 15 Connaught Avenue, Loughton

(e) Pursuant to the Council's Code of Member Conduct, Councillor Ken Angold-Stephens declared a personal interest in the following items of the agenda by virtue of being a member of Loughton Residents Association and Loughton Town Council. The Councillor had declared that his interest was not prejudicial and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1791/10 – 15 Connaught Avenue, Loughton
- EPF/0399/11 – Grass Area rear of Pavement on East Side of Pyrles Lane, Loughton

(f) Pursuant to the Council's Code of Member Conduct, Councillor K Angold-Stephens declared a personal interest in the following item of the agenda by virtue of the applicant being his wife. The Councillor had declared that his interest was prejudicial and that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/0233/11 – Loughton Methodist Church, 260 High Road, Loughton

(g) 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 Residents Association, Loughton Town Council and a Tree Warden. The Councillor had declared that his interest was not prejudicial and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0082/11 – 56 Roding View, Buckhurst Hill
- EPF/0372/11 – 34 Ardmore Lane, Buckhurst Hill
- EPF/1791/10 – 15 Connaught Avenue, Loughton
- EPF/0233/11 – Loughton Methodist Church, 260 High Road, Loughton
- EPF/0399/11 – Grass Area to rear of Pavement on East Side of Pyrles Lane, Loughton

(h) Pursuant to the Council's Code of Member Conduct, Councillors Jennie Hart, L Leonard, T Cochrane and J Markham declared personal interests in the following item of the agenda by virtue of knowing the applicant. The Councillors had declared that their interests were not prejudicial and that they would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0233/11 – Loughton Methodist Church, 260 High Road, Loughton

(i) Pursuant to the Council's Code of Member Conduct, Councillors Jennie Hart, T Cochrane and J Markham declared a personal interest in the following item of the agenda by virtue of being members of the Loughton Residents Association. The Councillors had declared that their interests were not prejudicial and that they would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0399/11 – Grass Area to rear of Pavement on East Side of Pyrles Lane, Loughton

(j) Pursuant to the Council's Code of Member Conduct, Councillor J Markham declared a personal interest in the following item of the agenda by virtue of knowing the son of the applicant. The Councillor had declared that his interest was prejudicial and that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/1791/10 – 15 Connaught Avenue, Loughton

(k) 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 Residents Association. The Councillor had declared that his interest was not prejudicial and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1791/10 – 15 Connaught Avenue, Loughton

(l) Pursuant to the Council's Code of Member Conduct, Councillor C Pond declared a personal interest in the following items of the agenda by virtue of being a member of Loughton Residents Association. The Councillor had declared that her interest was not prejudicial and that she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1791/10 – 15 Connaught Avenue, Loughton
- EPF/0399/11 – Grass Area to rear of Pavement on East Side of Pyrles Lane, Loughton

(m) Pursuant to the Council's Code of Member Conduct, Councillor C Pond declared a personal interest in the following item of the agenda by virtue of knowing the applicant. The Councillor had declared that her interest was prejudicial and that she would leave the meeting for the consideration of the application and voting thereon:

- EPF/0233/11 – Loughton Methodist Church, 260 High Road, Loughton.

## 97. ANY OTHER BUSINESS

It was noted that there was no urgent business for consideration by the Subcommittee.

**98. 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.

**99. 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**

<b>APPLICATION No:</b>	EPF/0082/11
<b>SITE ADDRESS:</b>	56 Roding View Buckhurst Hill Essex IG9 6AQ
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill East
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/01/02 T1 - Willow - Fell
<b>DECISION:</b>	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=524589](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=524589)

## CONDITIONS

- 1 A replacement Silver Birch, of a size and in a position as agreed in writing by the Local Planning Authority, shall be planted and inspected and agreed to be in accordance with the details prior to implementation of the felling hereby agreed, unless varied with a 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.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0372/11
<b>SITE ADDRESS:</b>	34 Ardmore Lane Buckhurst Hill Essex IG9 5SA
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/11/91 T14 - Cherry - Fell
<b>DECISION:</b>	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=525810](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=525810)

**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 felling authorised by this consent shall be carried out only after the Local Planning Authority has received, in writing, 5 working days prior notice of such works.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1791/10
<b>SITE ADDRESS:</b>	15 Connaught Avenue Loughton Essex IG10 4DP
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of new detached dwelling.
<b>DECISION:</b>	Grant Permission (With Conditions)

**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=521033](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521033)

**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 including those of the garage doors 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 Prior to commencement of development, details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected and thereafter maintained in the agreed positions before the first occupation of any of the dwellings hereby approved.
- 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 two storey extensions shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 The proposed window openings in the flank elevations at first 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.
- 6 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting that Order) no windows other than any shown on the approved plan shall be formed in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.

- 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 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 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 No development to take place on site until details of the means of construction of the access to the site for the development phase are submitted to and approved by the Local Planning Authority.
- 11 No development to take place on site until details of the construction methods for the driveway serving the new dwelling are submitted to and approved by the Local Planning Authority.
- 12 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.
- 13 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.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/2231/10
<b>SITE ADDRESS:</b>	3 Woolhampton Way Chigwell Essex IG7 4QE
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Row
<b>DESCRIPTION OF PROPOSAL:</b>	Amendment to first floor side extension approved under planning permission ref EPF/1261/09 comprising of the retention of a reduced height parapet wall to the flank elevation.
<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=522538](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=522538)

Having regard to all material considerations, Members found the following in respect of the development at 3 Woolhampton Way:

1. The first floor side extension as built with a prominent parapet wall causes harm to the visual amenities of the locality.
2. Modifications to the parapet wall would not remedy the visual harm caused.
3. Alternative courses of action likely to remedy the visual harm caused would be so onerous for the owner of 3 Woolhampton Way that the harm caused to the private interests of the owner would outweigh the harm caused by the unauthorised development.

Accordingly, the Sub-Committee resolved:

1. To defer making a decision on the application to allow the applicant to amend the proposal in the light of their views, and
2. That the decision on the application be referred to Officers to make under powers delegated to them, having regard to the views of the Sub-Committee.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/0233/11
<b>SITE ADDRESS:</b>	Loughton Methodist Church 260 High Road Loughton Essex IG10
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey extension to hall to provide drama room and office space together with toilet and kitchen and stand alone single storey building to store costumes.
<b>DECISION:</b>	Grant Permission (With Conditions)

**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=525280](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=525280)

**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 drawing No A-1011-PI-08 Rev A, unless otherwise agreed in writing by the Local Planning Authority.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/0284/11
<b>SITE ADDRESS:</b>	Grass Verge Outside Former Beis Shammai School High Road Chigwell Essex IG7 6DR (Some 14m to the North of New Roundabout)
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>DESCRIPTION OF PROPOSAL:</b>	Telecommunication installation comprising the erection of a 17.5m high pole with ground level cabinets, to be shared by both O2 and Vodafone.
<b>DECISION:</b>	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=525450](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=525450)

**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 telecommunications installation hereby approved shall be removed after it is no longer needed for telecommunications purposes.

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/0399/11
<b>SITE ADDRESS:</b>	Grass Area 2m to Rear of Pavement on East Side of Pyrles Lane 15m from its Junction with Rectory Lane Loughton Essex IG10
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Fairmead
<b>DESCRIPTION OF PROPOSAL:</b>	Prior approval determination for a telecommunications installation comprising the erection of a 12.5m high street works pole with antenna in shroud, to be used by both Vodafone and O2, together with the provision of ground level equipment cabinets.
<b>RECOMMENDED DECISION:</b>	Prior Approval Required and Granted

**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=525940](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=525940)

Cllr Cochrane produced a 3 page letter from an objector when this item was being considered. Officers advised that the letter was not received within the time limit given in the consultation exercise on this application and in the circumstances it was not possible to give consideration to its contents as part of Members' discussion of the proposal. Accordingly, the letter was not considered.

**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 pole and cabinets hereby approved shall be removed from the site, and the site reinstated to its original condition, if the installation is no longer required for telecommunications purposes.
- 3 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.