

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

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

Place: Roding Valley High School, Brook Road, Loughton, Essex IG10 3JA **Time:** 7.30 - 8.50 pm

Members Present: J Hart (Chairman), Ms S Watson (Vice-Chairman), K Angold-Stephens, R Barrett, K Chana, 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, H Ulkun, Mrs L Wagland and D Wixley

Other Councillors:

Apologies: A Lion, G Mohindra, Mrs P Richardson and Mrs J Sutcliffe

Officers Present: S Solon (Principal Planning Officer), C Neilan (Landscape Officer & Arboriculturist) and R Perrin (Democratic Services Assistant)

31. MINUTES

RESOLVED:

That the minutes of the last meeting of the Sub-Committee held on 7 September 2011 be taken as read and signed by the Chairman as a correct record.

32. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors B Sandler, J Knapman, K Chana and Mrs L Wagland declared a personal interest in the following items of the agenda by virtue of being 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/1334/11 1 Glenside, Chigwell;
- EPF/1221/11 7 Great Oaks, Chigwell; and
- EPF/1563/11 Hedgeside, 132 High Road, Chigwell.

(b) Pursuant to the Council's Code of Member Conduct, Councillor D Wixley declared a personal interest in the following item of the agenda by virtue of being 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/1334/11 1 Glenside, Chigwell.

(c) Pursuant to the Council's Code of Member Conduct, Councillors L Leonard, R Cohen, D Wixley, Ms J Hart, Mrs T Cochrane, Mrs C Pond, J Markham, C Finn and K Angold-Stephens declared a personal interest in the following item of the agenda by virtue of being members of Loughton 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/1633/11 182 Roding Road, Loughton.

(d) Pursuant to the Council's Code of Member Conduct, Councillors D Wixley, Mrs C Pond and K Angold-Stephens declared a personal interest in the following item of the agenda by virtue of being members of Loughton 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/1633/11 182 Roding Road, Loughton.

33. ANY OTHER BUSINESS

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

34. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 4 be determined as set out in the attached schedule to these minutes.

35. 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/1334/11
SITE ADDRESS:	1 Glenside Chigwell Essex IG7 5RE
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	TPO/EPF/17/09 T10 (T1 on plan) - Oak - 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=529254

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 All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998 (2010) (or with any similar replacement Standard).
- 3 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: 2

APPLICATION No:	EPF/1221/11
SITE ADDRESS:	7 Great Oaks Chigwell Essex IG7 5ES
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Erection of two storey side extension. (Renewal of lapsed planning permission EPF/0181/08.)
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=528870

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: 3

APPLICATION No:	EPF/1563/11
SITE ADDRESS:	Hedgeside 132 High Road Chigwell Essex IG7 5BQ
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Existing dwelling to be demolished and replaced with a two storey dwelling.
DECISION:	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=530091

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 development hereby permitted will be completed strictly in accordance with the approved drawings nos: BRD/11/037/001 rev. A to BRD/11/037/003 rev. A (Amended plans received 20 September 2011), BRD/11/037/004 to BRD/11/037/007 received 28 July 2011
- 3 No construction works above ground level shall have taken place until documentary and photographic 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.
- 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), the single-storey rear projection of the house and the roof of the house shall not be extended or enlarged without the prior written permission of the Local Planning Authority.
- 5 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.

- 6 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.
- 7 Prior to occupation of the development, the existing vehicular access to the south of the site shall be permanently closed, incorporating the reinstatement to full height of the highway verge and kerbing, in accordance with details previously submitted to and approved in writing by the Local Planning Authority.
- 8 The development hereby approved shall not be commenced until details of the proposed vehicular crossover to the north of the site and the proposed front boundary treatment 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.
- 9 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, material and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the dwelling is occupied.

Report Item No: 4

APPLICATION No:	EPF/1633/11
SITE ADDRESS:	182 Roding Road Loughton Essex IG10 3BS
PARISH:	Loughton
WARD:	Loughton Roding
DESCRIPTION OF PROPOSAL:	Demolition of the existing house and garage. Construction of a block of five one-bedroom flats; new vehicle access crossover and external landscaping.
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=530333

REASON FOR REFUSAL

- 1 By reason of the extent of hard surfacing for a car parking area in front of the proposed building, which does not allow for meaningful landscaping, the proposed development would have an excessively hard appearance and would consequently form poor contrast with adjacent residential properties to the detriment of the character and appearance of the locality. Accordingly, the proposal is contrary to policies CP2 (iv), CP7 and LL11 of the adopted Local Plan and Alterations.

Members took the view that the proposed development as a whole was of a poor design that would appear inappropriately harsh and consequently would not respect the character of the locality. Concern was raised about the roof form, which they considered to appear over-dominant in relation to the rest of the building. Concern was also expressed about the location of a proposed refuse storage area in close proximity to the building, on the basis that odours from it may cause poor living conditions in some adjacent flats. Greatest concern was expressed about the extent of hardsurfacing for a parking area in front of the proposed block and the lack of opportunity for landscaping. Members found that element of the proposal particularly objectionable, expressing concern about the visual impact of both the hardsurfacing and of the cars it is designed to accommodate. They raised no objection to the principle of developing flats at this site and considered the extent of hardsurfacing was a consequence of attempting to make off-street parking provision for each flat. Members were of the opinion that the provision of one off-street parking space for each flat is necessary in the interests of highway safety and the amenity of neighbours. They therefore found that a development of 4 flats was likely to address their concerns and achieve a softer appearance to the development.

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