

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 22 August 2012
South

Place: Roding Valley High School, Brook Road, Loughton, Essex IG10 3JA **Time:** 7.30 - 8.16 pm

Members Present: Ms S Watson (Vice-Chairman, in the Chair), K Angold-Stephens, G Chambers, K Chana, Mrs T Cochrane, R Cohen, C Finn, L Girling, L Leonard, A Lion, H Mann, J Markham, B Sandler, Mrs T Thomas, Mrs L Wagland and D Wixley

Other Councillors:

Apologies: J Hart, Ms J Hart, J Knapman, G Mohindra, S Murray, Mrs C Pond and N Wright

Officers Present: K Smith (Senior Planning Officer), M-C Tovey (Planning Officer), A Hendry (Democratic Services Officer), S Mitchell (PR Website Editor) and G J Woodhall (Democratic Services Officer)

22. 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.

23. MINUTES

RESOLVED:

That the notes of the last meeting of the Sub-Committee held on 25 July 2012 be agreed.

24. DECLARATIONS OF INTEREST

a) Pursuant to the Council's Code of Member Conduct, Councillor D Wixley declared a non pecuniary interest in the following items of the agenda by virtue of being a tree warden. The Councillor indicated that he would remain in the meeting for the consideration of the items and voting thereon:

- EPF/1094/12 - Adjacent to Apartment 69, The Bowles, Chigwell.
- EPF/1264/12 – Lingmere, Vicarage Lane, Chigwell

b) Pursuant to the Council's Code of Member Conduct, Councillor L Leonard declared a non pecuniary interest in the following item of the agenda by virtue of

knowing someone on the same road as the application. The Councillor indicated that he would leave the meeting for the consideration of the item and voting thereon:

- EPF/0592/12 – Bald Hind, Hainault Road, Chigwell.

25. ANY OTHER BUSINESS

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

26. 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.

27. 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/1094/12
SITE ADDRESS:	Adjacent to Apartment 69 The Bowls Chigwell Essex
PARISH:	Chigwell
WARD:	Chigwell Row
DESCRIPTION OF PROPOSAL:	TPO/EPF/14/08 T41 - Purple Plum - 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=538144

CONDITIONS

- 1 The works hereby authorised shall not be undertaken after a period of three years from the date of this consent has expired.
- 2 A replacement Amelanchier tree (*Amelanchier lamarkii*) 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 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, 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

APPLICATION No:	EPF/1264/12
SITE ADDRESS:	Lingmere Vicarage Lane Chigwell Essex IG7 6LQ
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	TPO/EPF/111/10 Oak: fell with semi mature replacement
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=538938

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/0592/12
SITE ADDRESS:	Bald Hind Hainault Road Chigwell Essex IG7 5DW
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Minor material amendment, to approve alterations to the block of 14 flats which incorporate amendments to the internal layout, positioning of external fenestration and rearrangement of the basement car park to maximise efficiency of the development.
DECISION:	Grant Permission (Subject to Legal Agreement)

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=536134

CONDITIONS

- 1 The development hereby permitted must be begun not later than 13 October 2014.
- 2 The development hereby permitted will be completed strictly and fully in accordance with the approved drawings nos: WH138/12/10-101 - Site Plan, WH138/12/25-100 - Basement Floor Plan, WH138/12/25-101 - Ground Floor Plan, WH138/12/25-102 - First Floor Plan, WH138/12/25-103 - Second Floor Plan, WH138/12/25-104 - Third Floor Plan, WH138/12/25-105 - Roof Plan, WH138/12/30-101 Rev A - Elevations (Sheet 1 of 2), WH138/12/30-102 Rev A - Elevations (Sheet 2 of 2) and WH138/11/15-01 Rev. B - Private Setting Out and Levels.
- 3 The external materials and finishes of the development hereby approved shall be in accordance with the details specified on drawing numbers WH138/12/30-101 Rev A - Elevations (Sheet 1 of 2) and WH138/12/30-102 Rev A - Elevations (Sheet 2 of 2) .
- 4 The north end of the terraces of the living rooms of Plots 8, 12 and 14 as identified on drawing numbers WH138/12/25-102 - First Floor Plan, WH138/12/25-103 - Second Floor Plan and WH138/12/25-104 - Third Floor Plan, respectively, shall be enclosed by means that are obscure and of a height that is 1.7m above the floor level of the terrace enclosed. The means of enclosure shall be permanently retained.
- 5 Other than the areas of terrace or balcony shown on drawing nos. WH138/12/25-102 - First Floor Plan, WH138/12/25-103 - Second Floor Plan and WH138/12/25-104 - Third Floor Plan, no part of the roof area of the building hereby approved shall be used as a terrace or balcony and no furniture, including tables and chairs, shall be placed on it.

- 6 Hard and soft landscaping shall be undertaken in accordance with ACD Hard and Soft Landscape proposals drawing number WES 17919-11A dated January 2012. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant 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.
- 7 The landscape maintenance plan shall be carried out in accordance with ACD Landscape Management and Maintenance Plan dated Jan 2012 (ref WES17919man) and ACD drawing number WES17919-50 A dated Jan 2012.
- 8 All details of surface water discharge from the development onto the highway shall be in accordance with drawing number WH138/11/15-02 Rev B - Private Drainage Layout, unless otherwise agreed in writing by the Local Planning Authority,
- 9 The vehicle parking area indicated on the approved plans, including any parking spaces for the mobility impaired, shall be hard surfaced, sealed and marked out in parking bays. The vehicle parking area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.
- 10 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.
- 11 The development hereby approved shall be carried out in accordance with the construction method statement approved under Local Planning Authority decision reference EPF/2349/11.
- 12 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 13 The development hereby approved shall be carried out in accordance with the protocol for a land contamination investigation and Phase 1 Land Contamination preliminary risk assessment approved under Local Planning Authority decision reference EPF/2400/11.
- 14 Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be

conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.

[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]

- 15 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]
- 16 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
- 17 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.

Subject to the completion, within 3 months of this decision, a deed of variation to ensure the S106 Agreements completed in connection with planning permission EPF/0409/11 also relate to this application and the planning permission arising from it.

Report Item No: 4

APPLICATION No:	EPF/0805/12
SITE ADDRESS:	109 Manor Road Chigwell Essex IG7 5PS
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Minor material amendment to planning application EPF/2462/08 (Demolition of 2 houses and construction of 13 flats).
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=537038

Condition 8 was varied at the recommendation of the Planning Officer, who advised that although the drafted planning condition had been imposed on previous applications for variations and on the original approval granted at appeal, the consequence of compliance with the condition would be that several flats within the approved development would not be able to have any openable or clear glazed windows. This would not be reasonable. The Committee agreed with the Planning Officer's recommendation, subject to the further alteration that the restriction imposed by the condition would extend to windows within the roof of the building.

CONDITIONS

- 1 The development hereby permitted shall begin no later than 13th October 2012.
- 2 The external materials and finishes of the development hereby approved shall be constructed in accordance with the details specified on drawing numbers 12-04-02A and 12-04-03 to 12-04-12.
- 3 The proposed development hereby approved shall be carried out in accordance with the proposed landscape and site levels plan, drawing number 12-04-10 to 12-04-13.
- 4 Hard and soft landscaping shall be undertaken in accordance with the drawing number 12-04-13 'Proposed Landscaping and Site levels' plan.
- 5 All planting shall be maintained for a period of 5 years from the date of planting. Any planting that dies, is seriously damaged or diseased or is removed within that period shall be replaced with planting of a similar species and size, unless otherwise agreed in writing by the Local Planning Authority.

- 6 The development hereby approved shall be constructed in accordance with the Landscape Management Plan and drawing number 12-04-13. The landscape management plan shall be carried out as approved.
- 7 The development hereby permitted shall be constructed in accordance with the Tree Protection & Method Statement prepared by Diamond Productions Limited dated June 2012 and drawing number 12-04-13.
- 8 The windows in the western elevation (facing Sherrell House) and windows in the section of the eastern elevation (facing Burney Court) as indicated on Drawing Number 12-04-09 shall be glazed with obscure glass and have fixed frames up to a height of 1.7m above finished floor level and shall be retained in that condition. For the avoidance of any doubt, this shall include windows within the roof slopes.
- 9 The development shall not be occupied until the car and cycle parking spaces shown on the approved drawings have been provided. The car park shall not be used other than for the vehicles related to the development.

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