

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 15 May 2013
South

Place: Roding Valley High School, Brook Road, Loughton, Essex IG10 3JA **Time:** 7.30 - 10.01 pm

Members Present: J Hart (Chairman), Ms S Watson (Vice-Chairman), K Angold-Stephens, G Chambers, K Chana, Mrs T Cochrane, C Finn, L Girling, Ms J Hart, J Knapman, H Mann, G Mohindra, Mrs C Pond, B Sandler, H Ulkun and Mrs L Wagland

Other Councillors:

Apologies: R Cohen, L Leonard, A Lion, J Markham, Mrs T Thomas and D Wixley

Officers Present: N Richardson (Assistant Director (Development Control)), C Neilan (Landscape Officer & Arboriculturist), M Jenkins (Democratic Services Assistant), J Leither (Democratic Services Assistant), A Hendry (Democratic Services Officer) and G J Woodhall (Democratic Services Officer)

82. 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.

83. MINUTES

RESOLVED:

That the minutes of the last meeting of the Sub-Committee held on 10 April 2013 be agreed.

84. DECLARATIONS OF INTEREST

There were no declarations of interest made pursuant to the Member's Code of Conduct.

85. ANY OTHER BUSINESS

There was no other business for consideration.

86. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 17 be determined as set out in the attached schedule to these minutes.

87. CONFIRMATION OF TREE PRESERVATION ORDER TPO/EPF/21/12 AT DOLPHIN COURT, HIGH ROAD, CHIGWELL

The Sub-Committee received a report regarding Confirmation of Tree Preservation Order TPO/EPF/21/12 Dolphin Court, High Road, Chigwell.

TPO/EPF/21/12 protected 7 trees, individually specified, on the northern and western boundaries of Dolphin Court with High Road and Hainault Road, Chigwell. The tree of concern to the objector was T1 Ash situated close to the boundary with 1 Hainault Road.

The TPO was made at the request of some of the residents of Dolphin Court as a result of a disagreement about the felling of one of the trees in particular. Given the location, and in particular the visual importance of the particular trees, a selective order was made on those trees of most public value.

Objection

The objection was on the basis that:

(1) Ash trees were not generally attractive trees and only warranted a TPO in special circumstances, which in this instance, did not exist.

(2) The tree was a potential threat to foundations and the TPO may prevent proper pruning or crown reduction. This would increase worry and cause difficulty with insurance, as a pensioner and widow, this was a concern to the objector.

(3) The unfettered growth of the tree would cause an increase in maintenance through leaves in the gutters and on the driveway, as well as unnecessary and undesirable shading and infringe the objector's views.

(4) Additionally the objector felt that TPOs had "got out of hand" in the district. She supported tree protection in principle but felt that TPOs should be made only where trees were of special importance which she felt here was not the case. She felt that the reason for the number of TPOs was that the relevant officers wished to have bigger departments and more responsibility, as a result they made no distinction between trees which were important to the environment and those which were not.

The Principal Landscape Officer advised that he was unsure if the objector had been notified that this application was being put before this sub-committee. He suggested that this item should be deferred to a future sub-committee meeting to allow officers to check that the objector had been notified.

RESOLVED:

That Confirmation of Tree Preservation Order TPO/EPF/21/12 at Dolphin Court, High Road, Chigwell be deferred to a future meeting of the sub-committee to allow officers time to check that the objector has been notified of the application being put before the sub-committee.

88. 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/0458/13
SITE ADDRESS:	EFDC Parks Nursery Pyrles Lane Loughton Essex IG10 2NL
PARISH:	Loughton
WARD:	Loughton Fairmead
DESCRIPTION OF PROPOSAL:	Outline application for the demolition of tree/plant nursery and erection of up to 36 dwellings (flats and houses, 15 affordable), landscaping, parking and associated infrastructure. (Revised application)
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=546790

REASONS FOR REFUSAL

- 1 The vehicular access serving the site is of inadequate width and will provide a poor access to serve a development of this nature and density, resulting in conflict between vehicular and pedestrian movement, and conflict between vehicles entering and exiting the site. This will be to the detriment of highway safety, contrary to Policy ST4 of the Adopted Local Plan and Alterations and the National Planning Policy Framework.
- 2 The proposal represents an overdevelopment of this site due to an inadequate level of car parking to serve the number of dwellings proposed, which would result in increased parking in neighbouring roads to the detriment of highway safety, contrary to Policy ST4 and ST6 of the Adopted Local Plan and Alterations and the National Planning Policy Framework.

POSITIVE AND PROACTIVE STATEMENT

The Committee discussed a possible Way Forward

- Widen the access road to allow continuous two-way vehicular movements into and out of the site.
- Reduce the number of proposed dwellings to meet the parking standards per dwelling as set out in the ECC Parking Standards Design and Good Practise guidance adopted by Epping Forest DC.

Report Item No: 2

APPLICATION No:	EPF/2221/12
SITE ADDRESS:	23 Grange Crescent Chigwell Essex IG7 5JB
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Rear canopy.
DECISION:	Granted 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=543421

CONDITIONS

- 1 Within 6 months of this approval, the canopy works shall be completed and the void area above the flank boundary wall shown on drawing no. 201032/4F, that faces towards 25 Grange Crescent, shall be infilled with non-openable frosted glazing and shall be retained thereafter.
- 2 No further works shall take place, including no infilling of the area under the canopy on the rear elevation to create an enclosed extension.

Report Item No: 3

APPLICATION No:	EPF/2409/12
SITE ADDRESS:	58 York Hill Loughton Essex IG10 1JA
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Formation of 3.7m wide vehicular access on to York Hill and removal of section of damaged hedge.
DECISION:	Withdrawn

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=544200

The application was withdrawn as a planning application prior to the Committee meeting.

Report Item No: 4

APPLICATION No:	EPF/0140/13
SITE ADDRESS:	3 Church Hill Loughton Essex IG10 1QP
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Erection of front extension to existing teaching space in former garage to align with existing raised timber deck area.
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=545171

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 extension, shall match those of the existing classroom outbuilding, unless otherwise agreed in writing by the Local Planning Authority.
- 3 The extension hereby approved shall only be used for pre school nursery purposes within the hours of 7.30 am to 6.30 pm Mondays to Fridays..

Report Item No: 5

APPLICATION No:	EPF/0259/13
SITE ADDRESS:	Avalon Mews North End Buckhurst Hill Essex IG9 5RA
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Removal of existing conservatory and erection of two storey extension to front and rear, first floor extension over existing extension, alteration to bay projection and replace existing tiles.
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=545618

REASON FOR REFUSAL

- 1 The proposed two storey extension onto the southern facing wall of the house, by reason of its size, position and appearance would be an overbearing addition relative to the adjacent property at 15a The Drive, resulting in loss of amenity to the occupants of that property, contrary to policy DBE9 of the Adopted Local Plan and Alterations and the National Planning Policy Framework.

POSITIVE AND PROACTIVE STATEMENT

The Committee considered that a Way Forward would be to site the extension further away from this boundary, on to the side of the house, so long as it does not result in undue loss of amenity to occupiers of the residential properties west of the application site, should a subsequent planning application be submitted.

Report Item No: 6

APPLICATION No:	EPF/0384/13
SITE ADDRESS:	77 Manor Road Chigwell Essex IG7 5PH
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Single storey rear, front and side extensions and loft conversion with front and rear dormer windows.
DECISION:	Granted 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=546351

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, Arboricultural Method Statement and site monitoring schedule in accordance with BS 5837:2012 (Trees in relation to design, demolition and construction - Recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.

Report Item No: 7

APPLICATION No:	EPF/0435/13
SITE ADDRESS:	2 Chigwell Park Chigwell Essex IG7 5BE
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	First floor side/part two storey rear extension and part single storey rear extension. (Revised application)
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=546650

REASONS FOR REFUSAL

- 1 The proposed two storey extension onto the southern facing wall of the house, by reason of its size, position and appearance would be an overbearing addition relative to the adjacent property at 15a The Drive, resulting in loss of amenity to the occupants of that property, contrary to policy DBE9 of the Adopted Local Plan and Alterations and the National Planning Policy Framework.

POSITIVE AND PROACTIVE STATEMENT

A single storey rear extension may be considered less intrusive on this neighbour, should a subsequent planning application be submitted.

Report Item No: 8

APPLICATION No:	EPF/0450/13
SITE ADDRESS:	38 Smarts Lane Loughton Essex IG10 4BX
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Erection of a two storey side 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=546750

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: 9

APPLICATION No:	EPF/0059/13
SITE ADDRESS:	63 Manor Road Chigwell Essex IG7 5PH
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	TPO/EPF/10/74 T7 - Cypress - Fell T28 - Plum - Fell
DECISION:	Split Decision: T28 Granted Permission (with conditions) T7 Refused 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=544794

T28: CONDITIONS

- 1 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.

T7: REASON FOR REFUSAL

- 1 Although it is recognised that T7 cypress is displaying early signs of infection this is not sufficient to justify the loss of its visual and other amenity. The loss of the tree's existing and potential visual amenity is therefore contrary to policy LL9 of the Council's Adopted Local Plan and Alterations.

Report Item No: 10

APPLICATION No:	EPF/2016/12
SITE ADDRESS:	128 Manor Road Chigwell Essex IG7 5PR
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	TPO/EPF/23/99 T1 - Oak - Fell
DECISION:	Refused 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=542604

REASON FOR REFUSAL

- 1 The information supplied is insufficient to demonstrate that the proposed felling and replacement is either necessary or justified. A reasonable degree of reduction of the crown area would be consistent with policy LL8 , and without prejudice would give the owner reassurance that followed superstructure repairs as proposed by the insurers then a reoccurrence of the structural problems would be even less likely. The loss of the tree's existing and potential visual amenity is therefore contrary to policy LL9 of the Council's Adopted Local Plan and Alterations.

Report Item No: 11

APPLICATION No:	EPF/0045/13
SITE ADDRESS:	128 Manor Road Chigwell Essex IG7 5PR
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	TPO/EPF/23/99 T1 - Oak - Linear reduction of crown height and spread by up to 4.25m to achieve an overall reduction in crown area by up to 70%
DECISION:	Granted 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=544730

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 The crown reduction authorised by this consent shall consist of a 45% linear reduction of the existing crown's radial spread and height outside and above the original, inner pollard points, cutting outside the secondary reduction points which are at approx 4.25m. outside and above the inner pollard points.
- 3 The crown thinning authorised by this consent shall consist only of the removal of congested, minor sublateral branches, as shall be agreed on site before commencement of works. It shall result in no additional overall reduction of height or spread of the crown.
- 4 All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998 (2010) (or with any similar replacement Standard).
- 5 The works hereby authorised shall be undertaken only within the periods June 15th to September 30th inclusive and December 1st to March 31st inclusive.

Report Item No: 12

APPLICATION No:	EPF/0221/13
SITE ADDRESS:	Roding Valley High School Alderton Hill Loughton Essex IG10 3JA
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	TPO/CHI/02/70 T1 - Field Maple - Fell T2 - Ash - Fell T4 - Ash x 2 - Fell T5 - Field Maple - Fell T6 - Ash - Fell T7 - Ash - Fell T8 - Ash - Fell T11 - Grey Poplar - Fell
DECISION:	Granted 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=545501

CONDITIONS

- 1 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.
- 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 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: 13

APPLICATION No:	EPF/0425/13
SITE ADDRESS:	1A Loughton Way Buckhurst Hill Essex IG9 6AA
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	TPO/EPF/42/88 T1 - Poplar - Fell
DECISION:	Granted 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=546591

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 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.
- 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: 14

APPLICATION No:	EPF/0446/13
SITE ADDRESS:	12 Stradbroke Drive Chigwell Essex IG7 5QX
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	TPO/EPF/01/01 T5 - Oak - Fell
DECISION:	Granted 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=546732

CONDITIONS

- 1 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.
- 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 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: 15

APPLICATION No:	EPF/0630/13
SITE ADDRESS:	Bald Faced Stag High Road Buckhurst Hill Essex IG9 5HT
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	TPO/EPF/41/91 T28 - Lombardy Poplar - Fell T41 - Horse Chestnut - Fell
DECISION:	Granted 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=547490

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 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.
- 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: 16

APPLICATION No:	EPF/0689/13
SITE ADDRESS:	Holmhurst Manor Road Loughton Essex IG10 4RP
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	TPO/EPF/09/95 Cypress x 9 - Fell
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=547791

CONDITIONS

- 1 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.