

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 2 October 2013
South

Place: Roding Valley High School, Brook Road, Loughton, Essex IG10 3JA **Time:** 7.30 - 9.20 pm

Members Present: J Hart (Chairman), N Wright (Vice-Chairman), K Chana, Mrs T Cochrane, R Cohen, L Girling, Ms J Hart, J Knapman, J Markham, Mrs C Pond, B Sandler, H Ulkun, Mrs L Wagland, Ms S Watson and D Wixley

Other Councillors:

Apologies: K Angold-Stephens, G Chambers, L Leonard, A Lion, H Mann, G Mohindra and Mrs T Thomas

Officers Present: N Richardson (Assistant Director (Development Control)), J Leither (Democratic Services Assistant), A Hendry (Democratic Services Officer) and P Tredgett (Information Assistant)

29. 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.

30. MINUTES

RESOLVED:

That the minutes of the meeting held on 11 September 2013 be taken as read and signed by the Chairman as a correct record.

31. DECLARATIONS OF INTEREST

(a) 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 acquainted with the Manager. The Councillor had determined that his interest was non-pecuniary and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1448/13 Sainsbury's Supermarkets Limited

(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 working with a member of the family in the past. The Councillor had determined that his interest was non-pecuniary and indicated that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/1704/13 The Willow Paddock

(c) Pursuant to the Council's Code of Member Conduct, Councillor N Wright declared a personal interest in the following item of the agenda, by virtue of carrying out work for the establishment in the past. The Councillor had determined that his interest was non-pecuniary and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1413/13 Royal Oak PH

32. ANY OTHER BUSINESS

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

33. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 10 be determined as set out in the attached schedule to these minutes.

34. 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

Minute Item 33

Report Item No: 1

APPLICATION No:	EPF/1708/13
SITE ADDRESS:	23 Forest Lane Chigwell Essex IG7 5AF
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	TPO/EPF/01/88 G1 - 3 Cypress, 1 Oak & 1 Hornbeam - 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/Anitelm.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=552810

The Committee's attention was drawn to a letter of representation from Chigwell Parish Council.

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.

Report Item No: 2

APPLICATION No:	EPF/1833/13
SITE ADDRESS:	30 Church Hill Loughton Essex IG10 1LA
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	TPO/EPF/19/03 T5 - Horse chestnut - 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=553270

The Committee's attention was drawn to a letter of representation from Loughton Town Council.

CONDITIONS

- 1 The replacement trees shall be two Thuja plicata 'Zebrina' and one Ginkgo Biloba and shall be at least 3 metres in height at time of planting. The tree shall be planted within three months of the felling agreed, unless varied with the prior written agreement of the Local Planning Authority. If within a period of five years from the date of planting the 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.

An informative has been added to the decision notice as follows:

Of the three replacement trees within condition 1, the Thuja plicata 'Zebrina' (to be located approx. 8m from the right hand boundary of the site) shall be taken as the replacement tree for the TPO'd horse chestnut tree which is the subject of this application. The other Thuja and the Ginkgo tree are being planted as part of the landscape scheme for the development of the site.

Report Item No: 3

APPLICATION No:	EPF/1413/13
SITE ADDRESS:	Royal Oak PH 148 Forest Road Loughton Essex IG10 1EG
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Retrospective application for the installation of driveway gates to private car park.
DECISION:	Grant 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=551396

CONDITIONS

NONE

Report Item No: 4

APPLICATION No:	EPF/1428/13
SITE ADDRESS:	96 Swanshope Loughton Essex IG10 2NB
PARISH:	Loughton
WARD:	Loughton Fairmead
DESCRIPTION OF PROPOSAL:	Double storey side extension.
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=551474

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: 5

APPLICATION No:	EPF/1448/13
SITE ADDRESS:	Sainsburys Supermarkets Ltd Old Station Road Loughton Essex IG10 4PE
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Variation of condition 17 of EPF/0400/00 to revise delivery hours to 6.00am to 11.00pm Mondays to Saturdays and 8.00am to 10.00pm on Sundays.
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=551591

This item was deferred by the Committee to allow the application to meet with the objectors in Station Road and between them to agree on an amicable solution to the amenity harm likely to result on the objectors from the proposed development before reporting this application back to the Committee for a decision.

Report Item No: 6

APPLICATION No:	EPF/1585/13
SITE ADDRESS:	Green Owl Cafe 44 Queens Road Buckhurst Hill Essex IG9 5BY
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Variation of condition 2 on planning permission EPF/1093/01 to allow A3 (cafe and restaurant) use to open till 11.30 pm.
DECISION:	Deferred

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=552152

This item was deferred by the Committee to seek clarification on the red line identifying the application site, which appears to not include the whole site, in particular, to not include the rear outdoor seating area of the premises. The applicant and objectors were advised to also negotiate a possible amicable way forward on the use of the rear outdoor seating area.

Report Item No: 7

APPLICATION No:	EPF/1605/13
SITE ADDRESS:	24 Stradbroke Drive Chigwell Essex IG7 5QY
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Demolition of existing dwelling house and construction of new dwelling. (Revised application)
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=552294

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: A100 Rev 1, A101 Rev 1, A102 Rev 1, A103 Rev 1, A104 Rev 1, A105 Rev 1, A106 Rev 1, A106a Rev 1, A112 Rev 1, A150 Rev 2, A151 Rev 1, A200 Rev 1 and A201 Rev 1
- 3 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such approved details.
- 4 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site.

Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the Local Planning Authority contacted and a scheme to investigate the risks and / or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the Local Planning Authority prior to the recommencement of development works.

Following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.

- 5 Prior to first occupation of the development hereby approved, the proposed first floor window openings in the flank elevations 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 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 08.00 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.
- 7 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, Class A, B and E shall be undertaken without the prior written permission of the Local Planning Authority.
- 8 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.
- 9 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. 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.
- 10 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.
- 11 No development shall take place until details of levels have been submitted to and approved in writing 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.

- 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 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
1. The parking of vehicles of site operatives and visitors
 2. Loading and unloading of plant and materials
 3. Storage of plant and materials used in constructing the development
 4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 5. Measures to control the emission of dust and dirt during construction, including wheel washing
 6. A scheme for recycling/disposing of waste resulting from demolition and construction works.

In the case of 1, 2 and 3 above, this shall be prohibited from taking place on any of the grass verges in front of the application site and in front of neighbouring properties in this road. Should any of the verges be damaged during the construction period, they shall be repaired and reinstated by the applicant prior to first occupation of the development hereby approved.

Report Item No: 8

APPLICATION No:	EPF/1704/13
SITE ADDRESS:	The Willow Paddock Chase Lane Chigwell Essex
PARISH:	Chigwell
WARD:	Chigwell Row
DESCRIPTION OF PROPOSAL:	Change of use of part of agricultural paddock land for the purpose of enlarging adjoining gardens.
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=552797

This item was deferred by the Committee to allow for the applicant to revise the current plans to overcome the amenity harm to residents of adjacent properties at 13 and 14 Willowmead and restrict the merging together and future built development taking place on these proposed enlarged gardens, through a planning legal agreement to accompany this planning application before reporting back for a decision by this Committee.

Report Item No: 9

APPLICATION No:	EPF/1728/13
SITE ADDRESS:	94 Lawton Road Loughton Essex IG10 2AA
PARISH:	Loughton
WARD:	Loughton Fairmead
DESCRIPTION OF PROPOSAL:	Proposed Change of Use from NCH Family Centre (Use Class D1) to Student Accommodation including 16 rooms and 1 flat (Sui Generis). Enclosure of courtyard adjacent cycle store, new windows and alterations.
DECISION:	Withdrawn from Agenda

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=552853

Following a late representation, this item was withdrawn by Officers, prior to the meeting.

Report Item No: 10

APPLICATION No:	EPF/1808/13
SITE ADDRESS:	102 Manor Road Chigwell Essex IG7 5PQ
PARISH:	Chigwell
WARD:	Chigwell Village Grange Hill
DESCRIPTION OF PROPOSAL:	Demolition of an existing dwelling and garage, with the erection of an 8 bedroom family house, with under croft garage and indoor leisure facilities. (Revised application)
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=553137

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:

16
17
22 J
26 J
27 J
28 J
30
31 J
33 J
34 J
35 J
36 J
41 J
46 J
- 3 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such approved details.

- 4 Prior to first occupation of the development hereby approved, the proposed window opening(s) in the [direction to be inserted] 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.
- 5 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.
- 6 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. 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 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.
- 8 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 08.00 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.
- 9 No development shall take place until details of levels have been submitted to and approved in writing 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.
- 10 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.

11 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

1. The parking of vehicles of site operatives and visitors
2. Loading and unloading of plant and materials
3. Storage of plant and materials used in constructing the development
4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
5. Measures to control the emission of dust and dirt during construction, including wheel washing
6. A scheme for recycling/disposing of waste resulting from demolition and construction works.

In the case of 1, 2 and 3 above, this shall be prohibited from taking place on any of the grass verges in front of the application site and in front of neighbouring properties in this road. Should any of the verges be damaged during the construction period, they shall be repaired and reinstated by the applicant prior to first occupation of the development hereby approved.