

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 8 January 2014
South

Place: Roding Valley High School, Brook Road, Loughton, Essex IG10 3JA **Time:** 7.30 - 11.00 pm

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

Other Councillors:

Apologies: K Chana, A Lion and H Mann

Officers Present: S Solon (Principal Planning Officer), S Mitchell (PR Website Editor), G J Woodhall (Democratic Services Officer) and R Perrin (Democratic Services Assistant)

56. 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.

57. MINUTES

RESOLVED:

The minutes of the meeting held on 27 November 2013 be taken as read and signed by the Chairman as a correct record.

58. DECLARATIONS OF INTEREST

(1) Pursuant to the Council's Code of Members Conduct, Councillor Angold-Stephens declared a non-pecuniary interest in item 7(10) (EPF/2225/13 Loughton Baptist Church, High Road, Loughton) of the agenda by virtue of knowing the applicant. The Councillor indicated that he would remain in the meeting for the consideration of the application and voting thereon.

(2) Pursuant to the Council's Code of Members Conduct, Councillor Wixley declared a non-pecuniary interest in item 7(4) (EPF/1448/13 Sainsbury's Supermarket Ltd, Station Road, Loughton) of the agenda by virtue of knowing the manager of the store. The Councillor indicated that he would remain in the meeting for the consideration of the application and voting thereon.

59. ANY OTHER BUSINESS

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

60. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 12 be determined as set out in the attached schedule to these minutes.

61. 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.

62. EXCLUSION OF PUBLIC AND PRESS

The Sub-committee noted that there were no items of business on the agenda that necessitated the exclusion of the public and press from the meeting.

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/2396/13
SITE ADDRESS:	4 Cloverleys Park Hill Loughton Essex IG10 4EH
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	TPO/EPF/14/85 T1 - Sycamore - 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=556720

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 Nos 2 & 3:

APPLICATION No:	EPF/1334/13
SITE ADDRESS:	Elm Cottage Debden Road Loughton Essex IG10 2NY
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Lowering of ground level, new retaining wall. removal of existing hard surfacing and replacement, new fence and gate.
DECISION:	Grant Permission

APPLICATION No:	EPF/1335/13
SITE ADDRESS:	Elm Cottage Debden Road Loughton Essex IG10 2NY
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Grade II listed building application for lowering of ground level, new retaining wall. removal of existing hard surfacing and replacement, new fence and gate.
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=550932

CONDITIONS

NONE

Report Item No: 4

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

Members deferred this item in order to secure either legal advice as to the appropriate enforceable method of securing the implementation of works agreed between the applicant and neighbours to mitigate the potential for noise disturbance arising from the proposal or an agreement by the applicant to complete a s106 agreement to carry out those works.

Report Item No: 5

APPLICATION No:	EPF/1500/13
SITE ADDRESS:	95 High Road Loughton Essex IG10 4JD
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Proposed double storey rear extension and loft conversion.
DECISION:	Refuse 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=551790

Members were very concerned about the bulk of the proposal and its relationship to 93 High Road, finding it would have a harmful consequence for the character and appearance of the locality since it would be clearly visible from the High Road despite being set back rear of the front elevation of the house. A way forward would be to reduce the width of the proposal such that it did not project nearer to 93 High Road than the existing upper floor flank elevation of the house and improve the articulation of the rear elevation.

REASON FOR REFUSAL

By reason of its bulk, height and siting, the proposed side extension would appear cramped within the site adjacent to the boundary with 93 and consequently would also result in a terracing effect in which the house at 93 High Road would appear to run into the pair of semi-detached houses that include the application site. The proposal as a whole would therefore fail to complement the appearance of the existing and neighbouring houses and cause harm the character and appearance of the locality to the detriment of its visual amenities. Accordingly, the proposal is contrary to policies CP2 and DBE10 of the adopted Local Plan and Alterations, which are consistent with the policies of the National Planning Policy Framework.

Report Item No: 6

APPLICATION No:	EPF/1927/13
SITE ADDRESS:	Willow Park Farm Millers Lane Chigwell Essex IG7 6DG
PARISH:	Chigwell
WARD:	Chigwell Row
DESCRIPTION OF PROPOSAL:	Demolition of buildings at adjacent former farmyard and at application site (units A, C, E, G, H and I) and erection of new detached residential dwelling, ancillary garage building, ancillary hardsurfacing and driveway, establishment of residential curtilage, formation of new vehicular access onto Millers Lane and closure of existing field access.
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=553912

Members found no justification for the proposal on the restricted application site but were of the view that there may be a case for development that replaced all the former farm buildings on adjacent land if the proposed house were sited in the former farmyard. The scale of any such proposal would require careful examination however.

REASON FOR REFUSAL

The proposed new dwellinghouse and ancillary garage building are inappropriate development in the Green Belt that would be harmful to its openness and to the open character of the site and locality. The harm caused would be exacerbated by proposed ancillary hard surfacing, driveway and vehicular access. The proposed demolition of buildings on the site and on adjoining land in the applicant's ownership would not outweigh the harm caused by the proposed new development. No other material considerations that outweigh the harm that would be caused exist therefore no very special circumstances in favour of the development can be demonstrated. Accordingly, the proposed development is contrary to the policies of the National Planning Policy Framework and contrary to Local Plan and Alterations Policies GB2A, GB7A and LL2, which are consistent with the policies of the Framework.

Report Item No: 7

APPLICATION No:	EPF/2010/13
SITE ADDRESS:	31 Park Hill Loughton Essex IG10 4ES
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Change of use of house to dual use as house and use for child care/child minding for up to 10 children.
DECISION:	Grant Permission (With Conditions). Time limited use

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=554455

CONDITIONS

- 1 The use hereby permitted shall be for a temporary period of 3 years from the date of this decision notice.
- 2 The off street drive on the north east side of the property shall be kept clear and unobstructed for the setting down and picking up of children between the hours of 7.30am to 10.15am and between 4pm to 6.30pm.
- 3 A maximum of 10 children shall be minded at the property at any one time. The children shall not be over 5 years old.
- 4 The child minding use hereby permitted shall not be carried on outside the hours of 7.30am 6.30pm on Mondays to Fridays.
- 5 This consent shall inure solely for the benefit of the applicant Mrs Julia Higgs and for no other person or persons.

Report Item No: 8

APPLICATION No:	EPF/2036/13
SITE ADDRESS:	Ripley Grange Debden Lane Loughton Essex IG10 2PD
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Erection of single dwelling house.
DECISION:	Referred to District Development Control Committee

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=554570

Members referred this item to District Development Control Committee with a recommendation that planning permission be refused in accordance with the Planning Officers recommendation.

Report Item No: 9

APPLICATION No:	EPF/2060/13
SITE ADDRESS:	169 - 171 High Road Loughton Essex IG10 4LF
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Single storey front extension of restaurant/take away over forecourt of property.
DECISION:	Grant Permission (With Conditions) Time Limited Use

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=554676

CONDITIONS

- 1 The development hereby permitted shall be removed from the site together with any associated materials and the land restored on or before 2 years from the date of this planning permission in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.
- 2 Details of the following matters shall be submitted to and approved by the local planning authority before any work commences on site, and once approved these details shall be implemented in full:-
 - 1) Details of provisions for dealing with litter.
 - 2) Details of method of attachment of the structure to walls and paved area.
 - 3) Details of the surface treatment to be used on the floor of the extension hereby approved.

Report Item No: 10

APPLICATION No:	EPF/2070/13
SITE ADDRESS:	Loughton Baptist Church High Road Loughton Essex IG10 4QU
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Erection of two storey detached dwelling in connection with the use of church and formation of four car parking spaces to front of premises. (Revised application to EPF/1042/13)
DECISION:	Refuse 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=554731

REASON FOR REFUSAL

- 1 The proposed development has an adverse impact on the visual amenities and outlook of Nos 2, 14 and 16 Ollards Grove by reason of its location and design, contrary to policies DBE1 , DBE 2 and CP2 of the adopted Local Plan and Alterations.

WAY FORWARD

Members took the view that, as a way forward, a very significant reduction in the height of the proposal should be considered since that would probably overcome their objections. However, any revised proposal would require careful consideration.

Report Item No: 11

APPLICATION No:	EPF/2143/13
SITE ADDRESS:	38 Church Hill Loughton Essex IG10 1LA
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Erection of a single storey office building.
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=555151

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: Location Plan; CHL/P/01 A; CHL/P/02 A; CHL/P/03 A; CHL/P/04 A; CHL/P/05 A; CHL/P/06 A; CHL/P/07 A.
- 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 by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 4 The use hereby permitted shall only operate and be occupied between the hours of 08.30 and 18.00 hours Monday to Friday and not at all at any other times.
- 5 The premises shall be used solely for B1a offices, and for no other purpose (including any other purpose in Class B1, of the Schedule to the Town & Country Planning (Use Classes) Order 2005, or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order.

Report Item No: 12

APPLICATION No:	EPF/2225/13
SITE ADDRESS:	2 Chigwell Park Chigwell Essex IG7 5BE
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Single storey rear extension.
DECISION:	Refuse 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=555631

Members found it unlikely they could support any proposal for a rear extension that went beyond one that would be permitted development.

REASON FOR REFUSAL

- 1 By reason of the extent the extension would project adjacent to the site boundaries, the proposal would be likely to appear excessively overbearing when seen from No. 4 Chigwell Park and no 197 High Road, Chigwell to the detriment of the outlook from those properties. The impact on 4 Chigwell Park would be particularly severe due to the cumulative impact of the proposal and the distance the existing rear wall of 2 Chigwell Park is set rear of that of no. 4 Chigwell Park. Accordingly the proposal is contrary to policy DBE9 of the Local Plan and Alterations, which is consistent with the National Planning Policy Framework.

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