

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 5 March 2014
South

Place: Roding Valley High School, Brook Road, Loughton, Essex IG10 3JA **Time:** 7.30 - 9.10 pm

Members Present: J Hart (Chairman), N Wright (Vice-Chairman), K Angold-Stephens, G Chambers, K Chana, Mrs T Cochrane, Ms J Hart, L Leonard, A Lion, J Markham, G Mohindra, Mrs C Pond, H Ulkun, Mrs L Wagland, Ms S Watson and D Wixley

Other Councillors:

Apologies: R Cohen, L Girling, J Knapman, H Mann, B Sandler and Mrs T Thomas

Officers Present: S Solon (Principal Planning Officer), J Leither (Democratic Services Assistant), A Hendry (Democratic Services Officer) and S G Hill (Senior Democratic Services Officer)

69. 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.

70. MINUTES

RESOLVED:

That the minutes of the meeting held on 5 February 2014 be taken as read and signed by the Chairman as a correct record.

71. DECLARATIONS OF INTEREST

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

72. ANY OTHER BUSINESS

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

73. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 5 be determined as set out in the attached schedule to these minutes.

74. 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.

75. 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/0121/14
SITE ADDRESS:	25 Forest Lane Chigwell Essex IG7 5AF
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	TPO/EPF/16/97; Oak: Fell and replace.
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=558912

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 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/2418/13
SITE ADDRESS:	28 High Beech Road Loughton Essex IG10 4BL
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Demolition of side addition and erection of two storey side extension, raising of height of roof, and provision of rear dormer window.
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=556798

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/2529/13
SITE ADDRESS:	29 Gravel Lane Chigwell Essex IG7 6DA
PARISH:	Chigwell
WARD:	Chigwell Row
DESCRIPTION OF PROPOSAL:	Retention of sloping roof over existing outbuilding at foot of rear garden.
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=557372

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 A replacement boundary fence shall be erected on the rear boundary of the site within 6 months of the date of this decision notice. This boundary fence shall be of the same design as the boundary fences recently erected on the side boundaries of the rear garden. No gate or access to Orchard Way shall be formed in this rear boundary fence at any time, unless prior approval has been granted by the Local Planning Authority.
- 3 None of the conifer trees lying in the strip of land between the outbuilding and the rear boundary of the site shall be removed unless prior approval in writing has been granted by the Local Planning Authority.

Report Item No: 4

APPLICATION No:	EPF/2696/13
SITE ADDRESS:	Former Electrical Substation Station Way Buckhurst Hill Essex IG9
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Demolition of existing Substation and facilities building, and erection of 2/3 storey block of 9no. 2 bed and 2no. 1 bed flats with associated car parking. (Revised application following EPF/2249/13)
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/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=558133

Members referred this item to District Development Control Committee with no recommendation from Area Plans South.

Report Item No: 5

APPLICATION No:	EPF/2723/13
SITE ADDRESS:	30 Lyndhurst Rise Chigwell Essex IG7 5BA
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Demolition of existing garage and erection of proposed two storey side extension and single storey rear extension incorporating a ground floor bedroom and accessible wet room. New paved patio to rear.
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=558293

REASON FOR REFUSAL

- 1 By reason of its height and depth adjacent to the site boundary with 32 Lyndhurst Rise, which is at slightly lower level, the proposed single storey rear extension would appear excessively overbearing when seen from that property and consequently would be harmful to living conditions. Accordingly, the proposal is contrary to policy DBE9 of the adopted Local Plan and Alterations which is consistent with the policies of the National Planning Policy Framework.

WAY FORWARD

Members found the harm caused by the proposal could be likely to be overcome by a flat-roofed design that achieved a much reduced overall height.

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