

## **EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Planning Subcommittee   **Date:** 5 December 2007  
South

**Place:** Roding Valley High School, Brook Road, Loughton, Essex   **Time:** 7.30 - 9.26 pm

**Members Present:** J Hart (Chairman), Mrs L Wagland (Vice-Chairman), D Bateman, K Chana, R Church, Mrs S Clapp, M Cohen, T Frankland, Mrs A Haigh, J Knapman, Mrs P Richardson, B Sandler and P Spencer

**Other Councillors:**

**Apologies:** K Angold-Stephens, R Law, J Markham, Mrs C Pond and P Turpin

**Officers Present:** N Richardson (Principal Planning Officer), A Hendry (Democratic Services Officer), S G Hill (Senior Democratic Services Officer) and S Mitchell (PR Website Editor)

### **49. 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. The Sub-Committee noted the Council's Protocol for Webcasting of Council and Other Meetings.

### **50. MINUTES**

#### **RESOLVED:**

That the minutes of the last meeting held on 7 November 2007 be taken as read and signed by the Chairman as a correct record.

### **51. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillors P Spencer declared a personal interest in agenda items 6(10) (EPF/2196/07, Land rear of 67 Lower Queens Road, Buckhurst Hill), (11) (EPF/2208/07, 107 Princes Road, Buckhurst Hill), (12) (EPF/2217/07, 31 Amberley Road, Buckhurst Hill), and (13) (EPF/2291/07, 78 Loughton Way, Buckhurst Hill) by virtue of being a member of Buckhurst Hill Parish Council. The Councillor declared that his interest was not prejudicial and indicated that he would stay in the meeting during the consideration and voting on the items.

(b) Pursuant to the Council's Code of Member Conduct, Councillors K Chana, B Sandler, J Knapman and Mrs L Wagland declared personal interests in agenda items 6 (1) (EPF/2084/07, 5 New Forest Lane, Chigwell), (2) (EPF/2115/07, 6 Chigwell Park Drive, Chigwell), (3) (EPF/2132/07, 92 Hainault Road, Chigwell), and (4) (EPF/2279/07, 27 Hycliffe Gardens, Chigwell), by virtue of being members of Chigwell Parish Council. The Councillors declared that their interests were not prejudicial and indicated that they would stay in the meeting during the consideration and voting on the items.

(c) Pursuant to the Council's Code of Member Conduct, Councillor Mrs P Richardson declared personal interest in agenda item 6 (5) (EPF/1910/07, 197 The Broadway, Loughton). The Councillor declared that her interest was not prejudicial and indicated that she would stay in the meeting during the consideration and voting on the items.

(d) Pursuant to the Council's Code of Member Conduct, Councillor M Cohen declared a personal interest in agenda items 6 (11) (EPF/2208/07, 107 Princes Road, Buckhurst Hill). The Councillors declared that his interest was not prejudicial and indicated that he would stay in the meeting during the consideration and voting on the items.

**52. ANY OTHER BUSINESS**

It was reported that there was no urgent business for consideration at the meeting.

**53. DEVELOPMENT CONTROL**

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

**RESOLVED:**

That the planning applications numbered 1 – 13 be determined as set out in the attached schedule to these minutes.

**54. DELEGATED DECISIONS**

The Sub-Committee noted that schedules of planning applications determined by the Head 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

<b>APPLICATION No:</b>	EPF/2084/07
<b>SITE ADDRESS:</b>	5 New Forest Lane Chigwell Essex IG7 5QN
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing house and construction of new dwelling.
<b>DECISION:</b>	Grant Permission (With Conditions)

## 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 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting that Order) no enclosure or balcony shall be formed at any time on any part of the roof of the development hereby approved without the prior written approval of the Local Planning Authority.
- 4 Notwithstanding the detail on the approved plans, prior to the commencement of the development hereby permitted, details of the proposed windows in the rear elevation shall be submitted to the local planning authority for approval in writing. the development shall proceed in accordance with the approved detail.
- 5 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.
- 6 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or

destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/2115/07
<b>SITE ADDRESS:</b>	6 Chigwell Park Drive Chigwell Essex IG7 5BD
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey extensions to front, side and rear and loft conversion with dormer windows.
<b>DECISION:</b>	Grant Permission (With Conditions)

**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 Prior to first occupation of the building hereby approved the proposed window openings in the flank dormer windows shall be fitted with obscured glass and have fixed frames with top hung night vents only, and shall be permanently retained in that condition.
- 3 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/2132/07
<b>SITE ADDRESS:</b>	92 Hainault Road Chigwell Essex IG7 5DH
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>DESCRIPTION OF PROPOSAL:</b>	Increase width of vehicle crossover.
<b>DECISION:</b>	Grant Permission (With Conditions)

**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 Prior to first use of the access a 1.5metre x 1.5 metre pedestrian visibility sight splay as measured from the highway boundary, shall be provided on both sides of the vehicular access. There shall be no obstruction above a height of 600mm as measured from the finished surface of the access within the area of the visibility sight splays thereafter.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/2279/07
<b>SITE ADDRESS:</b>	27 Hycliffe Gardens Chigwell Essex IG7 5HJ
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey rear/side extension. (Amended application)
<b>DECISION:</b>	Refuse Permission

**REASONS FOR REFUSAL**

- 1 The proposal would result in loss of light and outlook to the occupants of neighbouring properties such that it would be contrary to policy DBE9 of the adopted Local Plan and Alterations.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/1910/07
<b>SITE ADDRESS:</b>	197 The Broadway Loughton Essex IG10 3TE
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Broadway
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of two storey dwelling house, single storey rear extension and front porch.
<b>DECISION:</b>	Grant Permission (With Conditions)

**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 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Prior to first occupation of the building hereby approved the proposed window openings in the first floor flank wall shall be fitted with obscured glass with top hung night vents only, and shall be permanently retained in that condition.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 5 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting that Order) no enclosure or balcony shall be formed at any time on any part of the roof of the development hereby approved without the prior written approval of the Local Planning Authority.
- 6 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 D shall be undertaken without the prior written permission of the Local Planning Authority.
- 7 Pedestrian to driver visibility splays of 1.5m x 1.5m, as measured from the back of the footway, shall be provided on both sides of the access and shall not contain



obstructions above the height of 600mm.

- 8 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 9 The parking area and turning area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction thereafter.
- 10 The access hereby approved shall not exceed a gradient of 4% and shall not be formed of unbound material.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/2146/07
<b>SITE ADDRESS:</b>	Rear of unit 1 and unit 2 258 High Road Loughton Essex IG10 1RB
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	To change the use of the office space to the rear of the ground floor of unit 1 258 High Road Loughton, to a class A3 restaurant with an ancillary takeaway element, to be used in conjunction with the adjacent existing restaurant (unit 2). Permission is also sought for the installation of a new shop front to unit 2, the erection of a small extension at the rear of the property and installation of some new ventilation/ air-conditioning equipment.
<b>DECISION:</b>	Refuse Permission

**REASONS FOR REFUSAL**

- 1 The proposal would result in the sub-division of unit 1 into an inadequately sized A1 retail floorspace, which is likely to be non-viable for future use for A1 retail purposes and therefore, the proposal will result in harm to the viability and vitality of the Town Centre, contrary to policies TC1 and TC3 of the adopted Local Plan and Alterations.

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/2251/07
<b>SITE ADDRESS:</b>	45 The Crescent Loughton Essex IG10 4PU
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing detached dwelling and erection of new two storey five bedroom detached house.
<b>DECISION:</b>	Grant Permission (With Conditions)

The Committee's attention was drawn to 4 letters of representation from Loughton Town Council and nos. 44, 45A and 47 The Crescent, Loughton.

**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 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Prior to first occupation of the building hereby approved the proposed window openings in the northwest facing first floor flank wall shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 5 Prior to commencement of development, details of levels shall be submitted to and approved by the Local Planning Authority showing 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.
- 6 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The approved measures shall be carried out prior to the first occupation of

the building hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment..

- 7 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

**Report Item No: 8**

<b>APPLICATION No:</b>	EPF/2277/07
<b>SITE ADDRESS:</b>	Land adj 18 Dunmow Close Loughton Essex IG10 3AS
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Roding
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of three bedroom attached house.
<b>DECISION:</b>	Grant Permission (With Conditions)

**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 building.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 4 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
- 5 Details of vehicular access to the site shall be submitted to and agreed in writing by the Local planning Authority before any work commences on site.
- 6 Prior to the commencement of the development details of the proposed surface materials for the driveway shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development
- 7 Prior to first occupation of the building hereby approved the proposed window opening in the rear elevation (facing south) nearest the boundary with nos. 1-3 Danbury Road at first floor level, shall be fitted with obscure glass in fixed frames up to a height of 1.7m as measured from the internal floor level of that room and shall be permanently retained in that condition thereafter.

- 8 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 and B shall be undertaken without the prior written permission of the Local Planning Authority.

**Report Item No: 9**

<b>APPLICATION No:</b>	EPF/2302/07
<b>SITE ADDRESS:</b>	33 Barrington Road Loughton Essex IG10 2AX
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Broadway
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey rear extension, two storey side extension, loft conversion and front porch.
<b>DECISION:</b>	Grant Permission (With Conditions)

The Committee's attention was drawn to a letter of representation from 45 Barrington Road, Loughton.

**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 building.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 4 The first floor window in the flank wall of the proposed two storey side extension facing west shall be fitted with obscure glazing in fixed frames up to a height of at least 1.7m as measured internally from the floor of that room.

**Report Item No: 10**

<b>APPLICATION No:</b>	EPF/2196/07
<b>SITE ADDRESS:</b>	Land to rear of 67 Lower Queens Road Buckhurst Hill Essex IG9 6DS
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill East
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of new three bedroom dwelling. (Revised application)
<b>DECISION:</b>	Refuse Permission

**REASONS FOR REFUSAL**

- 1 The proposal would be out of character and visually harmful to the street scene and the amenities of occupants of neighbouring properties, contrary to policies DBE1 and DBE2 of the adopted Local Plan and Alterations.
- 2 The proposal would result in loss of privacy due to overlooking into neighbouring residential properties, to the occupants of these properties, contrary to policy DBE2 of the adopted Local Plan and Alterations.
- 3 The proposal would result in increased pressure for parking at the locality, to the detriment of parking provision available to local residents, contrary to policy ST4 of the adopted Local Plan and Alterations.



**Report Item No: 11**

<b>APPLICATION No:</b>	EPF/2208/07
<b>SITE ADDRESS:</b>	107 Princes Road Buckhurst Hill Essex IG9 5DX
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey side extension, conservatory and loft conversion.
<b>DECISION:</b>	Grant Permission (With Conditions)

**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 building.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting that Order) no enclosure or balcony shall be formed at any time on any part of the roof of the development hereby approved without the prior written approval of the Local Planning Authority.

**Report Item No: 12**

<b>APPLICATION No:</b>	EPF/2217/07
<b>SITE ADDRESS:</b>	31 Amberley Road Buckhurst Hill Essex IG9 5QW
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	Roof extension to form a two bedroom end of terrace bungalow.
<b>DECISION:</b>	Refuse Permission

The Committee's attention was drawn to 4 letters of representation from nos 26, 28, 29 and 29A Amberley Road

**REASON FOR REFUSAL**

- 1 The proposal would be an intrusive addition, forming a terrace of 3 residential units, which would be out of character with surrounding properties and therefore visually harmful to the street scene, contrary to policy DBE1 of the adopted Local Plan and Alterations.

**Report Item No: 13**

<b>APPLICATION No:</b>	EPF/2291/07
<b>SITE ADDRESS:</b>	78 Loughton Way Buckhurst Hill Essex IG9 6AH
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill East
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey side extension and rear external alterations to link and convert garage to office. (Revised application)
<b>DECISION:</b>	Grant Permission (With Conditions)

**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 building.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting that Order) no enclosure or balcony shall be formed at any time on any part of the roof of the development hereby approved without the prior written approval of the Local Planning Authority.
- 4 The office element of the proposed development shall not be used separately from the main residential use of the site and therefore used by occupants of the residence of 78 Loughton Way only and not at all be an office use for visiting members of the public.

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