

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 9 January 2008
South

Place: Roding Valley High School, Brook Road, Loughton, Essex **Time:** 7.30 - 9.25 pm

Members Present: J Hart (Chairman), K Angold-Stephens, R Church, Mrs S Clapp, M Cohen, T Frankland, Mrs A Haigh, J Markham, G Mohindra, Mrs C Pond, Mrs P Richardson, P Spencer, P Turpin and H Ulkun

Other Councillors:

Apologies: Mrs L Wagland, D Bateman, K Chana, J Knapman, R Law and B Sandler

Officers Present: N Richardson (Principal Planning Officer), C Neilan (Conservation Officer), Z Folley (Democratic Services Assistant), S G Hill (Senior Democratic Services Officer), S Mitchell (PR Website Editor) and G J Woodhall (Democratic Services Officer)

55. 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.

56. MINUTES

RESOLVED:

That the minutes of the last meeting held on 5 December 2007 be taken as read and signed by the Chairman as a correct record.

57. ELECTION OF VICE - CHAIRMAN

RESOLVED:

That Councillor R Church be appointed Vice – Chairman for the duration of the meeting.

58. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors P Spencer and R Church declared personal interests in agenda items 6 (2) (EPF/2348/07), (8) (EPF/2411/07 - 15 Ardmore Lane, Buckhurst Hill and (9) (EPF/2420/07 - 36 The Meadway, Buckhurst Hill) by virtue of being members of Buckhurst Hill 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;

(b) Pursuant to the Council's Code of Member Conduct, Councillors Mrs A Haigh declared a personal interest in agenda items 6 (8) (EPF/2411/0715 - Ardmore Lane Buckhurst Hill) by virtue of being a friend of the applicant. The Councillor declared that her interests were prejudicial and indicated that she would leave the meeting during the consideration and voting on the items;

(c) Pursuant to the Council's Code of Member Conduct, Councillor Mrs C Pond declared personal interests in agenda items 6 (3) (EPF/2366/07 - Bryony Close and 22 - 60 School House Gardens, Loughton), (4) (EPF/2212/07 - Church Hill Public Car Park adj Plume Of Feathers Church Hill Loughton), (5) (EPF/2378/07 - Land adj. Saint Mary's Vicarage Priory Road Loughton), (6) (EPF/2387/07 - Public Telephone Kiosk 0208 502 1855 Outside 258 High Road) and (7) (EPF/2510/07 - 1 and 1a Warren Hill, Loughton) by virtue of being a member of Loughton Town Council and Loughton Residents Association. The Councillor declared that her interests were 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 K Angold - Stephens declared personal interests in agenda items 6(3) (EPF/2366/07 - Bryony Close and 22-60 School House Gardens Loughton), (4) (EPF/2212/07 - Church Hill Public Car Park adj Plume Of Feathers Church Hill Loughton), (5) (EPF/2378/07 - Land adj. Saint Mary's Vicarage Priory Road Loughton and (7) (EPF/2510/07 - 1 and 1a Warren Hill, Loughton) by virtue of being a member of Loughton Town Council and Loughton Residents Association. The Councillor declared that his interests were not prejudicial and indicated that he would stay in the meeting during the consideration and voting on the items;

(e) Pursuant to the Council's Code of Member Conduct, Councillor J Markham declared personal interests in agenda items 6 (3) (EPF/2366/07 - Bryony Close and 22- 60 School House Gardens Loughton), (4) (EPF/2212/07 - Church Hill Public Car Park adj Plume Of Feathers Church Hill Loughton), (5) (EPF/2378/07 - Land adj. Saint Mary's Vicarage Priory Road Loughton and(7)(EPF/2510/07 - 1 and 1a Warren Hill, Loughton) by virtue of being a member of Loughton Residents Association and Loughton Town Council. The Councillor declared that her interests were not prejudicial and indicated that she would stay in the meeting during the consideration and voting on the items;

(f) Pursuant to the Council's Code of Member Conduct, Councillor M Cohen declared a personal interest in agenda item 6 (4) (EPF/2212/07 - Church Hill Public Car Park adj Plume Of Feathers Church Hill Loughton) by virtue of prior involvement in the case whilst acting as a Portfolio Holder. The Councillor declared that his interests were prejudicial and indicated that he would leave the meeting during the consideration and voting on the item;

(g) Pursuant to the Council's Code of Member Conduct, Councillor T Frankland declared a personal interest in agenda items 6 (3) (EPF/2366/07 - Bryony Close and 22-60 School House Gardens Loughton), by virtue of being the ward Councillor for the area concerned. The Councillor declared that his interests were not prejudicial and indicated that he would stay in the meeting during the consideration and voting on the items;

(h) Pursuant to the Council's Code of Member Conduct, Councillor G Mohindra declared a personal interest in agenda items 6 (1) (EPF/2191/07 162 Trotwood

Chigwell). 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 item.

(i) Pursuant to the Council's Code of Member Conduct, Councillor J Hart declared a personal interest in agenda items 6 (5) (EPF/2378/07 - Land adj. Saint Mary's Vicarage Priory Road Loughton) by virtue of being an attendee of the Church concerned. 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.

59. ANY OTHER BUSINESS

No other business was reported for consideration at the meeting.

60. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 9 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 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

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Report Item No: 1

APPLICATION No:	EPF/2191/07
SITE ADDRESS:	162 Trotwood Chigwell Essex IG7 5JW
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	TPO/EPF/26/90; T1 (TPO T2) Willow - 30% crown reduction and T2 (TPO T3) Willow - Fell.
DECISION:	Grant Permission (With Conditions)

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 be by no more than 30%.
- 3 All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998 (1989) (or with any similar replacement Standard).
- 4 The works hereby authorised shall not be undertaken after a period of three years from the date of this consent has expired.
- 5 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/2348/07
SITE ADDRESS:	Rear of 108 Palmerston Road Buckhurst Hill Essex IG9 5LG
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	TPO/EPF/18/97: T3; Horse Chestnut: Fell.
DECISION:	Grant Permission (With Conditions)

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 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: 3

APPLICATION No:	EPF/2366/07
SITE ADDRESS:	Bryony Close and 22-60 School House Gardens Loughton Essex IG10 3PD
PARISH:	Loughton
WARD:	Loughton Alderton
DESCRIPTION OF PROPOSAL:	TPO/27/93 - Lombardy Poplar x 6: Fell, Lime: remove 2 dead limbs.
DECISION:	Deferred

This item was deferred to allow Officers to gather further information in respect of the condition of the trees, treatment of the group as a whole and replanting options.

Report Item No: 4

APPLICATION No:	EPF/2212/07
SITE ADDRESS:	Church Hill Public Car Park adj Plume Of Feathers Church Hill Loughton Essex IG10 1QR
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Outline planning application for a residential development comprising 8 no. one bed flats and 2 no. two bed flats.
DECISION:	Deferred

Whilst the Committee agreed in principle to grant planning permission, the item was deferred to allow for Officers to seek clarification on the provision and proportion of affordable housing within the proposal.

Report Item No: 5

APPLICATION No:	EPF/2378/07
SITE ADDRESS:	Land adj. Saint Mary's Vicarage Priory Road Loughton
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Erection of three dwellings with garaging/parking and access drive. (Revised application)
DECISION:	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 the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 4 Prior to first occupation of the building hereby approved the proposed window openings in flank walls shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 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 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.
- 6 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.
- 7 No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter the development shall be undertaken only in accordance with the

approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The Arboricultural Method Statement shall include a tree protection plan to show the areas designated for the protection of trees, shrubs and hedges, hereafter referred to as Protection Zones. Unless otherwise agreed, the Protection Zones will be fenced, in accordance with the British Standard Trees in Relation to Construction-Recommendations (BS.5837:2005) and no access will be permitted for any development operation.

The Arboricultural Method Statement shall include all other relevant details, such as changes of level, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences. It shall also include the control of potentially harmful operations, such as burning, the storage, handling and mixing of materials, and the movement of people or machinery across the site, where these are within 10m of any designated Protection Zone.

The fencing, or other protection which is part of the approved Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works have been completed and all equipment, machinery and surplus materials removed from the site.

The Arboricultural Method Statement shall indicate the specification and timetable of any tree works, which shall be in accordance with the British Standard Recommendations for Tree Works (BS.3998: 1989).

The Arboricultural Method Statement shall include a scheme for the inspection and supervision of the tree protection measures. The scheme shall be appropriate to the scale and duration of the works and may include details of personnel induction and awareness of arboricultural matters; identification of individual responsibilities and key personnel; a statement of delegated powers; frequency, dates and times of inspections and reporting, and procedures for dealing with variations and incidents. The scheme of inspection and supervision shall be administered by a suitable person, approved by the Local Planning Authority but instructed by the applicant.

- 8 No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

If any tree shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub, or hedge shall be planted at the same place, and that tree, shrub, or hedge shall be of such size, specification, and species, and should be planted at such time as may be specified in writing by 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 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.

- 9 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.

- 10 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.
- 11 The area within the sight splays indicated on the submitted plan shall be formed to give a clear and continuous view of traffic and shall not contain obstructions above the crown of the adjacent road.
- 12 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 13 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 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.
- 14 Prior to commencement of the works hereby approved, a scheme shall be submitted to in writing to and agreed in writing by the Local Planning Authority showing the access road layout sufficient to meet the need for fire tender access to the site, which requires a size 3 turning head in compliance with the standards indicated in the Essex Design Guide. Once such a scheme has been approved it shall be implemented prior to the first occupation of the dwellings on the site.

- 15 Prior to the commencement of the works hereby approved a survey of the site shall be carried out to establish the presence or otherwise of any protected or rare species. For Stag Beetle Adults this should be undertaken between Mid May and early August. Details of the methodology, findings and conclusions of the survey shall be submitted to the LPA within 1 month of the completion of the survey, including a data search with relevant organisations.
- 16 If Stag Beetles are found to be present in the survey, details of the following are to be submitted in writing to the LPA prior to the commencement of the development:
1. Mitigation or enhancement works to minimise the adverse effects of the development on protected species,
2. A programme of timings for the works referred to in 1) above
These are then to be implemented in accordance with 2) above.
- 17 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 II, Class A - C shall be undertaken without the prior written permission of the Local Planning Authority.

Report Item No: 6

APPLICATION No:	EPF/2387/07
SITE ADDRESS:	Public Telephone Kiosk 0208 502 1855 Outside 258 High Road Loughton Essex IG10 1HD
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Replacement of one existing telephone kiosk with ATM kiosk.
DECISION:	Refuse

REASONS FOR REFUSAL

- 1 The proposal would be likely to increase crime within the locality, contrary to Policy ST2(v) of the Adopted Local Plan and Alterations. Because of this, it would be detrimental to the vitality and viability of this Town Centre, contrary to Policy TC3 of the Adopted Local Plan and Alterations.
- 2 The design of the kiosk would be visually intrusive to the street scene, contrary to Policy DBE1 of the Adopted Local Plan and Alterations.

Report Item No: 7

APPLICATION No:	EPF/2510/07
SITE ADDRESS:	1 and 1a Warren Hill Loughton Essex IG10 4RL
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Demolition of existing buildings and erection of five detached dwellings and all associated works. Removal of section 52 agreement. (Revised application)
DECISION:	Deferred

This item was deferred to seek clarity from the Director of Corporate Support Services, in the justification for removing the Section 52 Legal Agreement and the enforceability of the suggested revised Condition 15.

The Committee's attention was also drawn to letters of representation from Loughton Town Council, Loughton Residents Association, 16 Albion Hill and Elgar Place, Warren Heights.

Report Item No: 8

APPLICATION No:	EPF/2411/07
SITE ADDRESS:	15 Ardmore Lane Buckhurst Hill Essex IG9 5RY
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Two storey side extension, part single storey part two storey rear extension, extension to front of garage, and reposition of front door. (Revised application)
DECISION:	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 first floor 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: 9

APPLICATION No:	EPF/2420/07
SITE ADDRESS:	36 The Meadway Buckhurst Hill Essex IG9 5PG
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Two storey side extension with pitched roof to front bay (Amended application).
DECISION:	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 Prior to first occupation of the building hereby approved the proposed first floor window opening in the west flank elevation shall be fitted with obscured glass 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.