

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 23 April 2008
South

Place: Roding Valley High School, Brook Road, Loughton, Essex **Time:** 7.30 - 8.45 pm

Members Present: J Hart (Chairman), Mrs L Wagland (Vice-Chairman), K Angold-Stephens, R Church, M Cohen, T Frankland, Mrs A Haigh, J Markham, Mrs P Richardson, P Spencer and P Turpin

Other Councillors:

Apologies: D Bateman, K Chana, Mrs S Clapp, R Law, G Mohindra, Mrs C Pond, B Sandler and H Ulkun

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

80. 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.

81. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements adopted by the Council to enable persons to address the Sub-Committee, in relation to the determination of applications for planning permission. The Sub-Committee noted the advice provided for the public and speakers in attendance at Council Planning Sub-Committee meetings.

82. MINUTES

RESOLVED:

That the minutes of the meeting held on 2 April 2008 be taken as read and signed by the Chairman as a correct record.

83. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor Mrs P Richardson declared a personal interest in the following item of the agenda, by virtue of being the ward member. The Councillor had determined that her interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0672/07 – 129 Pyrles Lane, Loughton.

(b) Pursuant to the Council's Code of Member Conduct, Councillor K Angold-Stephens declared a personal interest in the following items of the agenda, by virtue of being a member of the Town Council. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/0672/07 – 129 Pyrles Lane, Loughton;
- EPF/0287/08 – Land adj 21 Leycroft Close, Loughton; and
- EPF/0314/08 – 20 Hillcrest Road, Loughton.

(c) Pursuant to the Council's Code of Member Conduct, Councillor P Spencer declared a personal interest in the following items of the agenda, by virtue of being a member of the Parish Council. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/0355/08 – Westbury Court, Palmerston Road, Buckhurst Hill; and
- EPF/0519/08 – Warren Wood, Epping New Road, Buckhurst Hill.

(d) Pursuant to the Council's Code of Member Conduct, Councillor R Church declared a personal interest in the following items of the agenda, by virtue of being the ward member. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/0355/08 – Westbury Court, Palmerston Road, Buckhurst Hill; and
- EPF/0519/08 – Warren Wood, Epping New Road, Buckhurst Hill.

(e) Pursuant to the Council's Code of Member Conduct, Councillor M Cohen declared a personal interest in the following item of the agenda. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/0519/08 – Warren Wood, Epping New Road, Buckhurst Hill.

84. ANY OTHER BUSINESS

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

85. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 6 be determined as set out in the attached schedule to these minutes.

86. 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/0672/07
SITE ADDRESS:	129 Pyrles Lane Loughton Essex IG10 2NH
PARISH:	Loughton
WARD:	Loughton Fairmead
DESCRIPTION OF PROPOSAL:	Change of use to a mixed use of residential and Class B1.
DECISION:	Grant Permission (With Conditions)

CONDITIONS

1. This consent shall inure for a limited period expiring 3 years from the date of this Notice, at which time the development permitted by this Notice shall be discontinued.
2. This consent shall inure solely for the benefit of the applicant, Mr Anthony William Bickford – and be used as a Chartered Quantity Surveyor Office falling within Class B1 of the Town & Country Planning (Use Classes) Order 1987, and for no other person or persons.
3. The change of use hereby approved shall be limited to the area marked 'living room' as shown on drawing No. 8713 received by the Local Planning Authority on 14/03/08, and shall not be implemented elsewhere within the application site.
4. No visitors in connection with the B1 use shall attend the premises at any time.

Report Item No: 2

APPLICATION No:	EPF/0287/08
SITE ADDRESS:	Land adj 21 Leycroft Close Loughton Essex IG10 3EZ
PARISH:	Loughton
WARD:	Loughton Roding
DESCRIPTION OF PROPOSAL:	Erection of an attached dwelling. (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. 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.

5. Prior to the commencement of the development details of the proposed surface materials for the parking bays for the new property and for the existing house shall be submitted to and approved in writing by the Local Planning Authority, and the spaces provided in accordance with the agreed surface treatment shall be completed prior to the first occupation of the development.

Report Item No: 3

APPLICATION No:	EPF/0314/08
SITE ADDRESS:	20 Hillcrest Road Loughton Essex IG10 4QQ
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	First floor side extension and loft conversion with alterations to roof and front and rear dormer windows.
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.

Report Item No: 4

APPLICATION No:	EPF/0439/08
SITE ADDRESS:	Plume Of Feathers Church Hill Loughton Essex IG10 1QR
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Proposed new timber pergola and external lobby area to the rear of the existing building.
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. No electronic entertainment, such as amplified music or televisions, shall be permitted within the timber pergola.

Report Item No: 5

APPLICATION No:	EPF/0355/08
SITE ADDRESS:	Westbury Court Palmerston Road Buckhurst Hill Essex IG9 5NN
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Provision of 9 car parking spaces to front amenity area adjacent Palmerston Road and new vehicular crossover from Westbury Road.
DECISION:	Grant Permission (With Conditions)

The Committee's attention was drawn to a letter of representation from 25 Amberley Road, Buckhurst Hill.

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, 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.

3. Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
4. The parking area shown on the approved plan shall be laid out strictly in accordance with the approved plan prior to first use and shall be so retained for parking of residents and visitors of Westbury Court, Palmerston Road, Buckhurst Hill

Report Item No: 6

APPLICATION No:	EPF/0519/08
SITE ADDRESS:	Warren Wood Epping New Road Buckhurst Hill Essex IG9 5UA
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Demolition of vacant warehouse building and erection of two single storey extensions to enlarge public house and creation of new external seating area. (Revised application)
DECISION:	Refuse Permission

The Committee's attention was drawn to two letters of representation from Buckhurst Hill Parish Council and The Superintendent of Epping Forest

REASONS FOR REFUSAL

1. The proposal would result in a significant increase in trading floor area and therefore customers, which in turn would result in an increase in parking at and within the close vicinity of the site. This will exacerbate on-street parking to the detriment of highway safety, contrary to policy ST4 of the adopted Local Plan and Alterations.
2. The proposed glazing to the extension on the north side of the building would result in light pollution into the adjacent Epping Forest, which is a Site of Special Scientific Interest and Special Area of Conservation, to the detriment of the Forest wildlife, contrary to policy NC1 of the Council's Adopted Local Plan and Alterations.
3. The proposed extensions, particularly the increased trading floor space, would result in increased customer use and parking, harmful to the openness of this part of the Metropolitan Green Belt, contrary to policy GB2A of the Adopted Local Plan and Alterations.