

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

**Committee:** Area Planning Subcommittee   **Date:** 11 June 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 Barrett, Mrs S Clapp, Miss R Cohen, M Cohen, D Dodeja, Mrs A Haigh, J Knapman, R Law, J Markham, Mrs P Richardson, B Sandler, P Spencer and J Sutcliffe

**Other Councillors:**

**Apologies:** D Bateman, K Chana, G Mohindra and Mrs C Pond

**Officers Present:** B Land (Assistant Director Development), N Richardson (Principal Planning Officer), G J Woodhall (Democratic Services Officer) and S G Hill (Senior Democratic Services Officer)

### **9. 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.

### **10. 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.

### **11. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 21 May 2008 be taken as read and signed by the Chairman as a correct record.

### **12. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillors J Knapman, B Sandler and Mrs L Wagland declared a personal interest in the following item of the agenda, by virtue of their membership of Chigwell Parish Council. The Councillors had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0139/08 – Manor Hall, 144 Manor Road, Chigwell.

(b) Pursuant to the Council's Code of Member Conduct, Councillors J Knapman, B Sandler and Mrs L Wagland declared a personal interest in the following item of the agenda, by virtue of their membership of Chigwell Parish Council. The Councillors had determined that their interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/0395/08 – Grange Farm, High Road, Chigwell.

(c) Pursuant to the Council's Code of Member Conduct, Councillor Miss R Cohen declared a personal interest in the following item of the agenda, by virtue of having been acquainted with relatives of the applicant. 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/0485/08 – 8 Eleven Acre Rise, Loughton.

(d) Pursuant to the Council's Code of Member Conduct, Councillor M Cohen declared a personal interest in the following item of the agenda, by virtue of members of his family being acquainted with relatives of the applicant. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0485/08 – 8 Eleven Acre Rise, Loughton.

(e) Pursuant to the Council's Code of Member Conduct, Councillor R Barrett declared a personal interest in the following item of the agenda, by virtue of having previously expressed a public opinion upon the application. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/0485/08 – 8 Eleven Acre Rise, Loughton.

(f) Pursuant to the Council's Code of Member Conduct, Councillor J Hart declared a personal interest in the following item of the agenda, by virtue of being acquainted with a neighbour of the application. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0485/08 – 8 Eleven Acre Rise, Loughton.

(g) Pursuant to the Council's Code of Member Conduct, Councillor J Markham declared a personal interest in the following item of the agenda, by virtue of being a member of the Loughton Residents Association whose Planning Group had commented upon the application. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0485/08 – 8 Eleven Acre Rise, Loughton.

(h) Pursuant to the Council's Code of Member Conduct, Councillors K Angold-Stephens, R Law and P Richardson declared a personal interest in the following items of the agenda, by virtue of their membership of Loughton Town Council. The

Councillors had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/0485/08 – 8 Eleven Acre Rise, Loughton;
- EPF/0632/08 – 12 St John's Road, Loughton;
- EPF/0670/08 – 34 Algiers Road, Loughton; and
- EPF/0773/08 – 30 Forest Way, Loughton.

(i) Pursuant to the Council's Code of Member Conduct, Councillor R Barrett declared a personal interest in the following items of the agenda, by virtue of his membership of Loughton 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/0632/08 – 12 St John's Road, Loughton;
- EPF/0670/08 – 34 Algiers Road, Loughton; and
- EPF/0773/08 – 30 Forest Way, Loughton.

**13. ANY OTHER BUSINESS**

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

**14. 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.

**15. 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.

**CHAIRMAN**

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## Report Item No: 1

<b>APPLICATION No:</b>	EPF/0139/08
<b>SITE ADDRESS:</b>	Manor Hall 144 Manor Road Chigwell Essex IG7
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>DESCRIPTION OF PROPOSAL:</b>	Revised reserved matters application for 10 flats.
<b>DECISION:</b>	Grant Permission (With Conditions)

The Committee's attention was drawn to 3 letters of representation from 146 Manor Road, 3 Fontayne Avenue and Chigwell Parish Council.

## CONDITIONS

- 1 Prior to first occupation of the buildings hereby approved all the proposed high level window openings in the first floor units as identified on the approved plans shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 2 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 development hereby permitted without the prior written approval of the Local Planning Authority.
- 3 The access shall be laid to a gradient not exceeding 4% for the first 6m from the highway boundary and not exceeding 8% thereafter.
- 4 Prior to first commencement of the development on site, details of a screening to be erected and built into the balcony to Unit 2 (access stairs which face north and east) on the first floor of Block A (adjacent to 146 Manor Road) as identified on drawing no. 07.125.03 Rev.E, shall be submitted and agreed in writing by the LPA. The work shall be completed prior to the first occupation of this unit.
- 5 Prior to first commencement of the development on site, details of a screening to be erected and built into the balcony to Unit 10 on the first floor of Block B as identified on drawing no. 07.125.06 Rev.B, shall be submitted and agreed in writing by the LPA. The work shall be completed prior to the first occupation of this unit.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0395/08
<b>SITE ADDRESS:</b>	Grange Farm High Road Chigwell Essex IG7 6DP
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>DESCRIPTION OF PROPOSAL:</b>	New pavilion providing changing rooms, accommodation for Essex Wildlife Trust, community room, kitchen and groundperson/wardens flat on site.
<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 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using Windes or other similar programme. The approved measures shall be undertaken 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.
- 3 Details of foul water disposal shall be submitted to and approved by the Local Planning Authority before any work commences and the development shall be implemented in accordance with such agreed details.
- 4 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.
- 5 Details of the storage of refuse from the site shall be submitted to and approved by the Local Planning Authority prior to commencement of development and the approved scheme shall be carried out prior to first occupation.
- 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 The building hereby approved shall not be first occupied until the adjacent pitches have been laid out in accordance with the approved rehabilitation works and shall only be used for purposes ancillary to the open-air recreational activities at Grange Farm, Chigwell unless otherwise agreed by the Local Planning Authority.
- 8 The residential unit hereby approved shall be occupied only by staff employed at the site and dependants of such staff.
- 9 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of staff and visitors vehicles.
- 10 The landscaping shown on drawing no.743A6 03B shall be carried out prior to the occupation of the development for its permitted use, or in accordance with a timetable agreed in writing with the Local Planning Authority. If within a period of five years from the date of planting any tree, or replacement, 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.
- 11 There shall be no external lighting erected without prior written consent from the Local Planning Authority.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0485/08
<b>SITE ADDRESS:</b>	8 Eleven Acre Rise Loughton Essex IG10 1AN
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing house and erection of new detached house of 3-storey and attic, also extra front driveway entrance. (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 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 side elevations 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 development hereby permitted without the prior written approval of the Local Planning Authority.
- 5 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.

- 6 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.
- 7 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.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/0632/08
<b>SITE ADDRESS:</b>	12 St John's Road Loughton Essex IG10 1RZ
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Johns
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of replacement 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 Prior to first occupation of the building hereby approved the proposed window openings in all flanks 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 development 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 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 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.

- 8 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.
- 9 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.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/0670/08
<b>SITE ADDRESS:</b>	34 Algiers Road Loughton Essex IG10 4NG
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>DESCRIPTION OF PROPOSAL:</b>	Loft conversion with side and rear dormers and roof lights to front.
<b>DECISION:</b>	Refuse Permission

**CONDITIONS**

- 1 The proposed side dormers would be intrusive and unsightly additions, detracting from the street scene, contrary to Policy DBE10 of the Adopted Local Plan and Alterations.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/0773/08
<b>SITE ADDRESS:</b>	30 Forest Way Loughton Essex IG10 1JG
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Johns
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey rear extension with part basement conversion and roof alterations.
<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.

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