

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

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

Place: Roding Valley High School, Brook Road, Loughton, Essex **Time:** 7.35 - 9.00 pm

Members Present: J Hart (Chairman), K Angold-Stephens, R Barrett, K Chana, Mrs S Clapp, Miss R Cohen, M Cohen, D Dodeja, Mrs A Haigh, J Knapman, J Markham, G Mohindra, Mrs C Pond, Mrs P Richardson, B Sandler, P Spencer, Mrs J Sutcliffe and H Ulkun

Other Councillors: None

Apologies: Mrs L Wagland, D Bateman and R Law

Officers Present: J Godden (Planning Officer), K Smith (Senior Planning Officer), G J Woodhall (Democratic Services Officer), S G Hill (Senior Democratic Services Officer) and S Mitchell (PR Website Editor)

25. 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.

26. 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.

27. MINUTES

RESOLVED:

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

28. APPOINTMENT OF VICE-CHAIRMAN

The Chairman invited nominations from the Sub-Committee for the appointment of a Vice-Chairman for the duration of the meeting.

RESOLVED:

That Councillor M Cohen be appointed as Vice-Chairman for the duration of the meeting.

29. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors K Chana, J Knapman, G Mohindra and B Sandler declared a personal interest in the following items of the agenda, by virtue of being members 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 applications and voting thereon:

- EPF/1112/08 – 189 Oak Cottage, High Road, Chigwell;
- EPF/0981/08 – 54 Manor Road, Chigwell; and
- EPF/0894/08 – 7 Stradbroke Drive, Chigwell.

(b) Pursuant to the Council's Code of Member Conduct, Councillor D Dodeja declared a personal interest in the following items of the agenda, by virtue of being a member of Buckhurst Hill Parish Council. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the applications and voting thereon:

- EPF/0943/08 – 45 Queen's Road, Buckhurst Hill;
- EPF/1032/08 – Daiglen School, 68 Palmerston Road, Buckhurst Hill; and
- EPF/1053/08 – 3 Langfords, Buckhurst Hill.

(c) Pursuant to the Council's Code of Member Conduct, Councillors P Spencer and Mrs J Sutcliffe declared a personal interest in the following items of the agenda, by virtue of being members of Buckhurst Hill Parish 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/0943/08 – 45 Queen's Road, Buckhurst Hill;
- EPF/1032/08 – Daiglen School, 68 Palmerston Road, Buckhurst Hill; and
- EPF/1053/08 – 3 Langfords, Buckhurst Hill.

(d) Pursuant to the Council's Code of Member Conduct, Councillor J Markham declared a personal interest in the following items of the agenda, by virtue of being a member of Loughton Residents Association. 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/0900/08 – 12-30 Church Hill, Loughton; and
- EPF/1122/08 – Station Dry Cleaners, Loughton Station, Station Approach, Loughton.

(e) Pursuant to the Council's Code of Member Conduct, Councillors K Angold-Stephens, R Barrett, Mrs C Pond and Mrs P Richardson declared a personal interest in the following items of the agenda, by virtue of being members 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/0900/08 – 12-30 Church Hill, Loughton;
- EPF/0967/08 – Daiglen 236 High Road, Loughton;
- EPF/1122/08 – Station Dry Cleaners, Loughton Station, Station Approach, Loughton; and
- EPF/1153/08 – Greengates, 24/26 Albion Hill, Loughton.

(f) 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 the objector being related to a Director within his Corporate Support & ICT Services Portfolio. 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/1153/08 – Greengates, 24/26 Albion Hill, Loughton.

30. ANY OTHER BUSINESS

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

31. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 10 be determined as set out in the attached schedule to these minutes.

32. 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

APPLICATION No:	EPF/1112/08
SITE ADDRESS:	189 Oak Cottage High Road Chigwell Essex IG7 5AS
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	TPO/EPF/05/96/T5 Lime - fell and replace
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998 (1989) (or with any similar replacement Standard).
- 2 The works hereby authorised shall not be undertaken after a period of three years from the date of this consent has expired.
- 3 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/0943/08
SITE ADDRESS:	45 Queen's Road Buckhurst Hill Essex IG9 5BU
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	First floor front extension, detached two storey rear extension for redevelopment to form 2 self contained flats and ground floor rear office accommodation. (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 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 the commencement of the development details of the proposed surface materials for the parking areas and 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.
- 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 development hereby permitted without the prior written approval of the Local Planning Authority.

- 6 Before the flats and extension hereby permitted are occupied, written details shall be provided to the Local Planning Authority concerning the mitigation of noise from the extract flue affecting the residential property. The sound insulation should ensure that the occupiers are provided with reasonable resting/sleeping conditions with reference to British Standard BS8233: 1999 - Sound insulation and noise reduction for buildings - Code of practice.

Details of any proposed sound insulation shall be submitted to and agreed in writing by the Local Planning Authority and installed before any of the proposed residential development is occupied.

- 7 Equipment shall be installed to suppress and disperse cooking/food preparation fumes and smell to a minimum. The equipment shall be effectively operated and maintained for so long as the use continues. Details of the equipment shall be submitted to, and approved by, the Local Planning Authority and the equipment shall be installed and be in full working order to the satisfaction of the Local Planning Authority prior to the commencement of use.

Report Item No: 3

APPLICATION No:	EPF/1032/08
SITE ADDRESS:	Daiglen School 68 Palmerston Road Buckhurst Hill Essex IG9 5L
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	First floor rear elevation extension for IT room.
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 flank walls of the development hereby permitted without the prior written approval of the Local Planning Authority.

Report Item No: 4

APPLICATION No:	EPF/1053/08
SITE ADDRESS:	3 Langfords Buckhurst Hill Essex IG9 5LS
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Retention of a garage conversion.
DECISION:	Grant Permission

CONDITIONS

None

Report Item No: 5

APPLICATION No:	EPF/0981/08
SITE ADDRESS:	54 Manor Road Chigwell Essex IG7 5PG
PARISH:	Chigwell
WARD:	Chigwell Village Grange Hill
DESCRIPTION OF PROPOSAL:	First floor side and two storey rear extensions, and extension to garage.
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 flank walls of the development hereby permitted without the prior written approval of the Local Planning Authority.
- 4 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.

- 5 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

- 6 The proposed balcony screen shall be erected in accordance with the detail shown on the approved plan, unless otherwise agreed by the local planning authority. The screen shall be retained thereafter.

Report Item No: 6

APPLICATION No:	EPF/0894/08
SITE ADDRESS:	7 Stradbroke Drive Chigwell Essex IG7 5QU
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Proposed demolition of existing property and erection of new five bedroom detached dwelling.
DECISION:	Grant Permission (with conditions)

The Committee was persuaded to grant planning permission because it considered that the design of the dwelling was acceptable having regard to the mix of property designs within the locality.

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 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 4 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.

- 5 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.

Report Item No: 7

APPLICATION No:	EPF/0900/08
SITE ADDRESS:	12-30, Church Hill Loughton Essex IG10 1LA
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Demolition of existing buildings and erection of three linked blocks of three storeys with accommodation at roof level. The development comprises 24 apartments, 3 retail units and 27 car parking spaces, cycles parking and amenity area. (Revised application)
DECISION:	Refuse Permission

REASONS FOR REFUSAL

- 1 The building, by virtue of its height, bulk and proximity to the street would be an overly dominant and overbearing addition to the street scene which would fail to complement the surrounding buildings, contrary to policies DBE1, CP2 and CP7 of the adopted Local Plan and Alterations.
- 2 The proposed rear balconies would result in a material loss of privacy to the occupiers of neighbouring residential properties in Queens Road, contrary to policies DBE2 and DBE9 of the adopted Local Plan and Alterations.

Report Item No: 8

APPLICATION No:	EPF/0967/08
SITE ADDRESS:	236 High Road Loughton Essex IG10 1RB
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Retention of 2 no. satellite receiver dishes.
DECISION:	Deferred

The committee deferred this decision for the applicant to consider an alternative siting and/or an alternative colour.

Report Item No: 9

APPLICATION No:	EPF/1122/08
SITE ADDRESS:	Station Dry Cleaners Loughton Station Station Approach Loughton Essex IG10 4PD
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Change of use from A1 (shop) to A5 (hot food take-away).
DECISION:	Refuse permission

REASONS FOR REFUSAL

- 1 The proposed use would cause a material increase in noise and disturbance to nearby residential properties, resulting in a detrimental loss of amenity, contrary to policies DBE2 and DBE9 of the adopted Local Plan and Alterations.
- 2 The proposed use would exacerbate existing problems of crime and antisocial behaviour within the area, which is subject to a Dispersal Order held by the Safer Communities Partnership. This would be contrary to policy CP6 of the adopted Local Plan and Alterations, which seeks to improve the quality of life in urban areas, making them more attractive places to live. Furthermore, the change of use would fail to create a safe and accessible environment where crime and disorder does not undermine quality of life, contrary to Central Government advice contained within PPS1.
- 3 The proposed change of use would result in harm to the vitality and viability of the Town Centre due to the loss of an A1 retail use. The vitality and viability of the Town Centre is presently threatened by the high percentage of non-retail uses within the key retail frontage. Accordingly, the use would be contrary to policy TC3 of the adopted Local Plan and Alterations.

Report Item No: 10

APPLICATION No:	EPF/1153/08
SITE ADDRESS:	Greengates 24/26 Albion Hill Loughton Essex IG10 4RD
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Proposed new garage to no. 24 and new house to 26 Albion Hill.
DECISION:	Refuse Permission

REASONS FOR REFUSAL

- 1 The proposed rear balcony would result in a material loss of privacy to the occupiers of neighbouring residential property, contrary to policies DBE2 and DBE9 of the adopted Local Plan and Alterations.

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