

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 21 January 2009
South

Place: Roding Valley High School, Brook Road, Loughton, Essex **Time:** 7.30 - 9.35 pm

Members Present: J Hart (Chairman), Mrs L Wagland (Vice-Chairman), K Angold-Stephens, R Barrett, D Bateman, 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:

Apologies: R Law

Officers Present: N Richardson (Principal Planning Officer), R Perrin (Democratic Services Assistant), A Hendry (Democratic Services Officer) and D Clifton (Principal Housing Officer [IT])

83. 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.

84. MINUTES

RESOLVED:

That the minutes of the meeting held on 17 December 2008 be taken as read and signed by the Chairman as a correct record, subject to the following amendment that Councillor G Mohindra offered his apologies for the meeting.

85. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors P Spencer, Mrs J Sutcliffe and D Dodeja 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 they would stay in the meeting for the consideration of the application and voting thereon:

- EPF/2167/08 72 Queen's Road, Buckhurst Hill
- EPF/2206/08 9 Westbury Road, Buckhurst Hill
- EPF/2280/08 Buckhurst Hill Bowling Lawn and Tennis Club, 72 Epping New Road, Buckhurst Hill

(b) Pursuant to the Council's Code of Member Conduct, Councillor P Spencer declared a personal interest in the following item of the agenda. The Councillor had determined that his interest was not prejudicial and he would stay in the meeting for the consideration of the application and voting thereon:

- EPF/2399/08 72 Sedley Rise, Loughton

(c) Pursuant to the Council's Code of Member Conduct, Councillor H Ulkun declared a personal interest in the following item of the agenda by virtue of his Children being members of the club. The Councillor had determined that his interest was not prejudicial and he would stay in the meeting for the consideration of the application and voting thereon:

- EPF/2280/08 Buckhurst Hill Bowling Lawn and Tennis Club, 72 Epping New Road, Buckhurst Hill

(d) Pursuant to the Council's Code of Member Conduct, Councillors J Knapman, B Sandler, G Mohindra, Mrs L Wagland and K Chana 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 they would stay in the meeting for the consideration of the applications and voting thereon:

- EPF/2173/08 36 Stradbroke Drive, Chigwell
- EPF/2386/08 35 Bracken Drive, Chigwell

(e) Pursuant to the Council's Code of Member Conduct, Councillor Mrs C Pond declared a personal interest in the following item of the agenda by virtue of being contacted by the objector. The Councillor had determined that her interest was not prejudicial and she would stay in the meeting for the consideration of the application and voting thereon:

- EPF/2399/08 72 Sedley Rise, Loughton

(f) Pursuant to the Council's Code of Member Conduct, Councillors K Angold-Stephens, Mrs C Pond, R Barratt 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 they would stay in the meeting for the consideration of the applications and voting thereon:

- EPF/2343/08 27 Doubleday Road, Loughton

(g) 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 contacted by the Objector. The Councillor had determined that her interest was not prejudicial and she would stay in the meeting for the consideration of the application and voting thereon:

- EPF/2343/08 27 Doubleday Road, Loughton

86. ANY OTHER BUSINESS

It was noted that there was no other urgent business for consideration by the Subcommittee.

87. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 7 be determined as set out in the attached schedule to these minutes.

Note:

(Recorded in accordance with Council procedure Rule 15.5 'Right to Require Individual Vote to be Recorded' and 24 'Application to the Executive Committees and Sub-Committee, that Councillor M Cohen voted to abstain on item EPF/2399/08 72 Sedley Rise, Loughton).

88. SECTION 106 AGREEMENT – EPPING FOREST COLLEGE, BORDER'S LANE, LOUGHTON

On 20 October 2006 Sub - Committee (Area Committee A) agreed to grant permission for redevelopment of the "Lower" site of Epping Forest College to form a replacement College of further education (planning application ref:EPF/0950/05). The planning permission was subject to a Section 106 legal agreement, which among a number of measures included a schedule requirement for Highway Works to be carried out as part of the development.

The College owners are requesting that one item, paragraph 8, of the 15 highway works requirements in Schedule 3 of the Section 106 agreement to be revised to allow an existing access to Borders Lane from the site to be retained.

The Sub – Committee considered the suggested wording of the Deed of Variation to the Section 106 Legal agreement in respect of the permanent closure of the existing lower site access off Borders Lane was;

"The existing Lower Site access off Borders Lane must be gated and must only be used by emergency services vehicles and for vehicles in association with the use and maintenance of the existing sub-station on the Lower Site."

RESOLVED:

That the proposed wording of the legal agreement under section 106 of the Town and Country Planning Act 1990 be agreed with the additional wording, as follows:

"The existing Lower Site access off Borders Lane must be gated and locked, fixed shut and must only be opened for emergency services vehicles and for vehicles in association with the use and maintenance of the existing sub-station on the Lower Site."

89. 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

Report Item No: 1

APPLICATION No:	EPF/2167/08
SITE ADDRESS:	72 Queen's Road Buckhurst Hill Essex IG9 5BS
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Retention of new fascia and projecting signs externally illuminated.
DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 The proposed signs result in a harmful impact on the amenities of the street scene, contrary to Policy DBE13 of the adopted Local Plan and Alterations.

Report Item No: 2

APPLICATION No:	EPF/2206/08
SITE ADDRESS:	9 Westbury Road Buckhurst Hill Essex IG9 5NW
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Rear single storey extension and alterations.
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: 3

APPLICATION No:	EPF/2280/08
SITE ADDRESS:	Buckhurst Hill Bowling And Lawn Tennis Club 72 Epping New Road Buckhurst Hill Essex
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Flood lighting of four existing tennis courts. (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 external lighting shall be submitted and approved in writing by the Local Planning Authority prior to the commencement of the development. The information submitted shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaries type, mounting height, aiming angles and luminaries profiles). The lighting shall be installed, maintained and operation in accordance with the approved details unless the Local Planning Authority gives written consent to the variation.
- 3 The approved lighting shall only be used between the hours of 8.00am and 10.30pm Monday to Friday and not at any time outside these prescribed hours.

Report Item No: 4

APPLICATION No:	EPF/2173/08
SITE ADDRESS:	36 Stradbroke Drive Chigwell Essex IG7 5QY
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Refurbishment, additions and alterations to existing detached house, incorporating rear two storey extension, new roof with rear dormers and loft floor, internal alterations and new facade (Revised application)
DECISION:	Grant Permission (With Conditions)

The Committee's attention was drawn to a letter of representation from 38 Stradbroke Drive

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: 5

APPLICATION No:	EPF/2386/08
SITE ADDRESS:	35 Bracken Drive Chigwell Essex IG7 5RG
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Amendment to planning permission EPF/2443/06 for the erection of a replacement bungalow in respect of alteration to position of dormers and inclusion of roof lantern, alteration of position and number of windows in side elevation including provision of door and retention of side boundary treatment (Retrospective Application).
DECISION:	Grant Permission (with conditions)

CONDITIONS

- 1 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension to the dwelling hereby permitted shall be erected without the prior approval in writing of the Local Planning Authority.
- 2 Within 3 months of the date of this permission, the door on the eastern side elevation, shown on the approved drawing, shall be fitted with obscure glazing and retained as such thereafter.
- 3 Within 3 months of the date of this permission, details of soft landscaping to the side of the bungalow, on the eastern boundary of the site, shall be submitted and carried out as agreed in writing by the Local Planning Authority. If within a period of 5 years from the date of planting, any agreed plant, shrub or tree is removed, uprooted, destroyed or dies, a replacement of the same species and size to the original shall be planted in the same place, unless the Local Planning Authority gives its written consent to any variation.

Report Item No: 6

APPLICATION No:	EPF/2343/08
SITE ADDRESS:	27 Doubleday Road Loughton Essex IG10 2AU
PARISH:	Loughton
WARD:	Loughton Broadway
DESCRIPTION OF PROPOSAL:	Two storey side extension and rear dormer window to loft room. (Revised application)
DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 The proposal, by reason of the design of the front elevation, would be out of keeping and harmful to the appearance of the street scene, contrary to Policy DBE10 of the Adopted Local Plan and Alterations.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

Report Item No: 7

APPLICATION No:	EPF/2399/08
SITE ADDRESS:	72 Sedley Rise Loughton Essex IG10 1LT
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Two storey rear extension and part single storey side extension. (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.

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