

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 4 March 2009
South

Place: Roding Valley High School, Brook Road, Loughton, Essex **Time:** 7.30 - 8.50 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, J Markham, G Mohindra, Mrs C Pond, Mrs P Richardson, B Sandler, Mrs J Sutcliffe and H Ulkun

Other Councillors:

Apologies: D Dodeja, Mrs A Haigh, J Knapman, R Law and P Spencer

Officers Present: N Richardson (Principal Planning Officer), M Jenkins (Democratic Services Assistant), D Clifton (Principal Housing Officer [IT]) and S Mitchell (PR Website Editor)

90. 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.

91. MINUTES

RESOLVED:

That the minutes of the meeting held on 21 January 2009 be taken as read and signed by the Chairman as a correct record.

92. DECLARATIONS OF INTEREST

(a) 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 they would stay in the meeting for the consideration of the application and voting thereon:

- EPF/2344/08 95 Spring Grove, Loughton, Essex IG10 4QG
- EPF/2394/08 Grange Court, High Road, Loughton, Essex IG10 4QX
- EPF/1037/09 11 Baldwin's Hill, Loughton, Essex IG10 1SE

(b) Pursuant to the Council's Code of Member Conduct, Councillor K Angold-Stephens, R Barrett, J Markham and Mrs C Pond declared a personal interest in the

following item of the agenda by virtue of being members of Loughton Resident's Association. 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/2344/08 95 Spring Grove, Loughton, Essex IG10 4QG

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

- EPF/2462/08 109 and 111 Manor Road, Chigwell, Essex IG7 5PS

(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 knowing the owner of Bernie Court, which was next to the site in question. The Councillor had determined that his interest was not prejudicial and that he would stay in the meeting for the consideration of the application and voting thereon:

- EPF/2462/08 109 and 111 Manor Road, Chigwell, Essex IG7 5PS

(e) Pursuant to the Council's Code of Member Conduct, Councillors K Chana, G Mohindra, B Sandler and Mrs L Wagland declared a personal interest in the following item of the agenda by virtue of being members of Chigwell Parish Council. The Councillors had determined that their interests were not prejudicial and that they would stay in the meeting for the consideration of the application and voting thereon:

- EPF/2462/08 109 and 111 Manor Road, Chigwell, Essex IG7 5PS

(f) Pursuant to the Council's Code of Member Conduct, Councillor Mrs L Wagland declared a personal interest in the following item of the agenda by virtue of being a member of Chigwell Residents' Association. The Councillor had determined that her interest was not prejudicial and that she would stay in the meeting for the consideration of the application and voting thereon:

- EPF/2462/08 109 and 111 Manor Road, Chigwell, Essex IG7 5PS

93. ANY OTHER BUSINESS

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

94. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 4 be determined as set out in the attached schedule to these minutes.

95. 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/2462/08
SITE ADDRESS:	109 & 111 Manor Road Chigwell Essex IG7 5PS
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Demolition of 2 houses and construction of 13 flats. (Revised application)
DECISION:	Refused Permission

REASON FOR REFUSAL

- 1 The proposal will result in an overdevelopment of the site due to the number of flats proposed, and insufficient parking provision, such that this represents an unacceptable design layout. It therefore will not only be out of keeping, but will result in on-street parking in the vicinity of the site, to the detriment of the character and appearance of the surrounding area, contrary to policies DBE1, DBE2, ST6 and CP7 of the Adopted Local Plan and Alterations.

Report Item No: 2

APPLICATION No:	EPF/2344/08
SITE ADDRESS:	95 Spring Grove Loughton Essex IG10 4QG
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Change of use from highway to residential (footpath and carriageway becoming part of front garden and driveway area to 95 Spring Grove, Loughton).
DECISION:	Granted 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 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 3 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 use of the development.

Report Item No: 3

APPLICATION No:	EPF/2394/08
SITE ADDRESS:	Grange Court High Road Loughton Essex IG10 4QX
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Extended bin store for improved refuse storage and recycling facilities.
DECISION:	Granted 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 As shown on Plans 2 and 3 hereby approved, the extension of the bin enclosure shall be constructed in timber to match the existing bin enclosure.
- 3 The tree and hedge as shown retained on Plan 2 of the plans hereby approved, shall not be cut down, uprooted, wilfully damaged or destroyed, without the written approval of the Local Planning Authority.
- 4 The development hereby approved involves extending the existing car parking spaces towards No. 19 Grange Court, and before work commences on site, details of a boundary treatment shall be submitted and agreed in writing by the Local Planning Authority. The details as agreed shall be implemented on site, before the car parking space is brought into use.

Report Item No: 4

APPLICATION No:	EPF/0137/09
SITE ADDRESS:	11 Baldwin's Hill Loughton Essex IG10 1SE
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	First floor side extension and single storey front extension and loft conversion with front and rear dormer windows.
DECISION:	Granted Permission (With Conditions)

The Committee's attention was drawn to representations from Hills Amenity Society and from Superintendent of Epping Forest

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 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.

- 3 The development shall be carried out in accordance with the amended plans received on 12 Feb 2009 unless otherwise agreed in writing with the Local Planning Authority.

- 4 Prior to first occupation of the building hereby approved the proposed window openings in the side dormer on the North side shall be fitted with obscured glass and have fixed frames to a height of 1.7metres above the floor of the room in which the window is installed, and shall be permanently retained in that condition.
- 5 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

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