

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 15 April 2009
South

Place: Roding Valley High School, Brook Road, Loughton, Essex **Time:** 7.30 - 8.40 pm

Members Present: Mrs L Wagland (Chairman), K Chana, Miss R Cohen, M Cohen (Vice-Chairman), 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: J Hart, K Angold-Stephens, R Barrett, D Bateman, Mrs S Clapp and R Law

Officers Present: N Richardson (Principal Planning Officer), R Perrin (Democratic Services Assistant), A Hendry (Democratic Services Officer) and S Mitchell (PR Website Editor)

1. 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.

2. MINUTES

RESOLVED:

That the minutes of the meeting held on 4 March 2009 be taken as read and signed by the chairman as a correct record.

3. 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.

4. 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/0075/09 30a Stag Lane, Buckhurst Hill
- EPF/0230/09 4 Stag Lane, Buckhurst Hill
- EPF/0402/09 15 Hills Road, Buckhurst Hill

(b) Pursuant to the Council's Code of Member Conduct, Councillors Mrs C Pond and Mrs P Richardson declared a personal interest in the following item 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/0313/09 1 Parsonage Court, Rectory Lane, Loughton

(c) Pursuant to the Council's Code of Member Conduct, Councillors K Chana, 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 interest was not prejudicial and they would stay in the meeting for the consideration of the application and voting thereon:

- EPF/0247/09 Land Adjacent to Copperfield Lodge, Hainault Road, Chigwell

(d) Pursuant to the Council's Code of Member Conduct, Councillor J Knapman declared a personal interest in the following item of the agenda by virtue of being a member of Chigwell Parish Council and a trustee of Victory Hall. 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/0247/09 Land Adjacent to Copperfield Lodge, Hainault Road, Chigwell

(e) Pursuant to the Council's Code of Member Conduct, Councillors K Chana, B Sandler, J Knapman 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 interest was not prejudicial and they would stay in the meeting for the consideration of the application and voting thereon:

- EPF/0382/09 46 Chigwell Rise, Chigwell

5. ANY OTHER BUSINESS

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

6. CONFIRMATION OF TREE PRESERVATION ORDER EPF/04/09 - NORTH SIDE OF PUDDING LANE, CHIGWELL BETWEEN BRYN MISKIN AND THE ABRIDGE ROAD

The Principal Planning Officer presented a report regarding the confirmation of a Tree Preservation Order on the land to the north of Bryn Miskin, Pudding Lane, Chigwell. The Sub-Committee were informed that the Tree Preservation Order EPF/04/09 had been made to protect 63 trees at this site following a review of a 'blanket' Essex County Council Tree preservation Order made in 1951. An objection had been received but this had been responded to by the Director of Planning & Economic Development as follows:

- (i) Over the last 30 years the trees have been looked after by the current owner – the new order was not being made because of concerns regarding the management of the trees by the current owner.

As it was felt that the trees contributed considerably to the character of the landscape in this area, confirmation of the Order without modification had been recommended for approval by the Sub-Committee.

RESOLVED:

That Tree Preservation Order EPF/04/09 be confirmed without modification.

7. CONFIRMATION OF TREE PRESERVATION ORDER EPF/54/08 - STRADBROKE PARK, CHIGWELL

The Principal Planning Officer presented a report regarding the confirmation of a Tree Preservation Order at Stradbroke Park, Chigwell. The Sub-Committee were informed that the Tree Preservation Order EPF/54/08 had been made to protect 32 individual trees and 3 groups of trees within residential gardens at this site following a review of a 'blanket' Essex County Council Tree preservation Order made in 1951. An objection had been received in respect of G1 (1 Cedar and 1 Pine) but this had been responded to by the Director of Planning & Economic Development as follows:

- (i) These two trees are not indigenous – whilst the trees were not considered indigenous, they had been planted as a feature within the garden and the Tree Preservation Order legislation does not limit what species can be protected.

- (ii) They were planted as part of the landscape scheme when the properties were built in the late 1980's and should not therefore be part of this new order – the new order allows for an opportunity to protect other significant trees which had been planted or grown since the 'blanket' order 1951.

As it was felt that the relatively young trees would contributed considerably to the character of the landscape in this area, confirmation of the Order without modification had been recommended for approval by the Sub-Committee.

RESOLVED:

That Tree Preservation Order EPF/54/08 be confirmed without modification.

8. CONFIRMATION OF TREE PRESERVATION ORDER EPF/08/09 - 1-29 TOMSWOOD ROAD & 1-7 AUDLEIGH PLACE, CHIGWELL

The Principal Planning Officer presented a report regarding the confirmation of a Tree Preservation Order at 1-29 Tomswood Road and 1-7 Audleigh Place, Chigwell. The Sub-Committee were informed that the Tree Preservation Order EPF/08/09 had been made to protect 42 individual trees and 4 groups of trees within residential gardens at this site following a review of a 'blanket' Essex County Council Tree preservation Order made in 1951. An objection had been received but this had been responded to by the Director of Planning & Economic Development as follows:

- (i) The owner intends to construct a rear extension which may affect the tree – to date no application for an extension had been submitted consequently it would be premature to exclude the tree from the Order.

As it was felt that the relatively young tree would contribute considerably to the character of the landscape in this area, confirmation of the Order without modification had been recommended for approval by the Sub-Committee

RESOLVED:

That Tree Preservation Order EPF/08/09 be confirmed without modification.

9. CONFIRMATION OF TREE PRESERVATION ORDER EPF/46/08 - 9 ALBION HILL, LOUGHTON

The Principal Planning Officer presented a report regarding the confirmation of a Tree Preservation Order at Albion Hill, Loughton. The Sub-Committee were informed that the Tree Preservation Order EPF/46/08 had been made to protect 1 pine tree at this site following information which suggested a threat of excessive pruning. An objection had been received and this had been responded to by the Director of Planning & Economic Development as follows:

- i) the tree is completely out of scale in relation to 7 Albion Hill – the Pine is visually important and retention is highly desirable to the appearance of the local area;
- ii) it drops enormous quantities of leaves, twigs etc onto the adjacent gutters – in principle Pines are not capable of regenerating if cut back therefore excessive pruning would ruin the tree;
- iii) the estimated cost of clearance is excessive; the gutters need to be cleared approximately six times a year and the cost on each occasion is £120 – the tree preservation order would allow the Council to investigate the claims of the cost of removal of leaves from the gutter ;
- iv) In the event of heavy rainfall before the gutters are cleared rain pours down the wall and causes dampness. The adjacent room continues to be redecorated because of problems of dampness; the rainfall has also caused cracks, which need to be repaired – once more the repairs could be investigated to determine whether they relate to the tree.

As it was felt that the trees contributed considerably to the character of the landscape in this area, confirmation of the Order without modification had been recommended for approval by the Sub-Committee.

RESOLVED:

That Tree Preservation Order EPF/46/08 be confirmed without modification.

10. 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.

11. 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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Minute Item 10

Report Item No: 1

APPLICATION No:	EPF/0075/09
SITE ADDRESS:	30a Stag Lane Buckhurst Hill Essex IG9 5TD
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	TPO/EPF/15/98 T4 Horse Chestnut - Fell T5 Horse Chestnut - Repollard T6 Lime - Repollard
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The work authorised by this consent shall be carried out under the direct supervision of the Local Planning Authority, who shall receive in writing, 5 working days notice of such works.
- 2 All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998 (1989) (or with any similar replacement Standard).
- 3 The works hereby authorised shall not be undertaken after a period of three years from the date of this consent has expired.
- 4 The crown reduction authorised by this consent shall consist of pruning to 100mm above previous growth points.
- 5 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/0313/09
SITE ADDRESS:	1 Parsonage Court, Rectory Lane Loughton Essex IG10 2BB
PARISH:	Loughton
WARD:	Loughton Broadway
DESCRIPTION OF PROPOSAL:	Conversion of single dwelling house into ground floor offices and first floor flat for elderly person including minor works to no. 2 and surrounding external areas.
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 The proposed office accommodation, shall only be used in conjunction with the administration of the Council's Careline alarm systems, and shall not be used independently.

Report Item No: 3

APPLICATION No:	EPF/0230/09
SITE ADDRESS:	4 Stag Lane Buckhurst Hill Essex IG9 5TD
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Erection of two bedroom, end of terrace house.
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 new dwelling, shall match those of the existing house at 4 Stag Lane, Buckhurst Hill.
- 3 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Class A shall be undertaken without the prior written permission of the Local Planning Authority.
- 4 Notwithstanding the car parking layout as shown on drawing no. PA/STAG/03 Rev. B, no work shall commence on site to implement this planning permission until details of the front garden for the parking of 3 cars and a form of delineation between the parking space for the proposed dwellinghouse and the 2 parking spaces for the existing dwellinghouse shall be submitted to and agreed in writing by the Local Planning Authority. The details as agreed shall be carried out on site prior to first occupation of the new dwelling hereby approved and retained thereafter.

Report Item No: 4

APPLICATION No:	EPF/0402/09
SITE ADDRESS:	15 Hills Road Buckhurst Hill Essex IG9 5RS
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Conversion of existing garage to habitable room.
RECOMMENDED 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.
- 3 Materials to be used for the proposed garage conversion, shall match those of the existing building.

Report Item No: 5

APPLICATION No:	EPF/0247/09
SITE ADDRESS:	Land Adjacent to Copperfield Lodge Hainault Road Chigwell Essex
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Erection of new five bedroom house with basement and integral garage.
DECISION:	Deferred

Referred to District Development Control Committee with no recommendation

Report Item No: 6

APPLICATION No:	EPF/0382/09
SITE ADDRESS:	46 Chigwell Rise Chigwell Essex IG7 6AG
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Erection of 1.8m brick wall with in and out electric sliding gates.
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 The proposed gates provided at the vehicular access shall be set back a minimum of 4.8 metres from the nearside edge of the carriageway.
- 3 Materials to be used for the proposed wall, shall match those of the existing building.