

## **EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Planning Subcommittee   **Date:** 24 June 2009  
South

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

**Members Present:** M Cohen (Chairman), K Chana (Vice-Chairman), K Angold-Stephens, R Barrett, Mrs S Clapp, Miss R Cohen, D Dodeja, Mrs A Haigh, J Markham, Mrs P Richardson, P Spencer, Mrs J Sutcliffe, P Turpin, H Ulkun and D Wixley.

**Other Councillors:** -

**Apologies:** J Hart, Mrs L Wagland, D Bateman, J Knapman, R Law, G Mohindra, Mrs C Pond and B Sandler.

**Officers Present:** N Richardson (Principal Planning Officer), A Hendry (Democratic Services Officer), R Perrin (Democratic Services Assistant) and G J Woodhall (Democratic Services Officer).

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### **8. ELECTION OF CHAIRMAN AND VICE-CHAIRMAN**

In the absence of both the Chairman and Vice-Chairman, the Democratic Services Officer opened the meeting and requested nominations for the role of Chairman. Following his acceptance by the Committee, a nomination was requested by the Chairman for the role of Vice-Chairman.

#### **RESOLVED:**

- (1) That Councillor M Cohen be elected Chairman for the duration of the meeting; and
- (2) That Councillor K Chana be elected Vice-Chairman for the duration of the meeting.

### **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 27 May 2009 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 D Dodeja, 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/0518/09 214 Queen's Road, Buckhurst Hill;
- EPF/0822/09 51 Epping New Road, Buckhurst Hill; and
- EPF/0846/09 2 Westbury Road, Buckhurst Hill.

(b) Pursuant to the Council's Code of Member Conduct, Councillor K Angold-Stephens declared a personal interest in the following item of the agenda by virtue of being acquainted with one of the objectors. 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/0846/09 2 Westbury Road, Buckhurst Hill.

(c) Pursuant to the Council's Code of Member Conduct, Councillors K Angold-Stephens, R Barrett 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/0219/09 6 Priory Road, Loughton;
- EPF/0652/09 Dragons, Nursery Road, Loughton; and
- EPF/0709/09 34 Queen's Road, Loughton.

(d) Pursuant to the Council's Code of Member Conduct, Councillor D Wixley declared a personal interest in the following items of the agenda by virtue of having been Chairman of Loughton Town Council's Planning and Licensing Committee. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the applications and voting thereon:

- EPF/0219/09 6 Priory Road, Loughton;
- EPF/0652/09 Dragons, Nursery Road, Loughton; and
- EPF/0709/09 34 Queen's Road, Loughton.

(e) Pursuant to the Council's Code of Member Conduct, Councillor Miss R Cohen declared a personal interest in the following item of the agenda. 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/0652/09 Dragons, Nursery Road, Loughton.

(f) 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 neighbour of the applicant. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/0709/09 34 Queen's Road, 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/0518/09
<b>SITE ADDRESS:</b>	214 Queen's Road Buckhurst Hill Essex IG9 5AY
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	Conversion of loft space into two self contained one bedroom flats, demolition of derelict store and rebuilding as additional single storey one bedroom flat and construction of a single storey extension to flat 1.
<b>DECISION:</b>	Refuse Permission

**REASONS FOR REFUSAL**

1. The proposed additional windows at second floor level on the front elevation will have a detrimental impact on the appearance of this locally listed building, contrary to policies HC13A and DBE1 of the Adopted Local Plan and Alterations.
2. Due to their position close to the houses and rear gardens of properties in Duchess Grove, the proposed ground floor and second floor rear windows would result in loss of amenity to the occupiers of these properties. In respect of the second floor windows it would result in overlooking and loss of privacy; in the case of the ground floor windows, increased noise and disturbance. It would therefore be contrary to policies DBE2 and DBE9 of the Adopted Local Plan and Alterations.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0822/09
<b>SITE ADDRESS:</b>	51 Epping New Road Buckhurst Hill Essex IG9 5JT
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing property and erection of 2 x 1 bedroom and 8 x 2 bedroom flats with underground parking. (Revised application)
<b>DECISION:</b>	Refuse Permission

**REASON FOR REFUSAL**

1. The proposal would represent an overdevelopment of the site for which inadequate on-site parking is to be provided. This would lead to further on-street parking in the vicinity of a site located on a busy road junction with A104 road, resulting in increased hazards for traffic negotiating this junction. It would therefore be contrary to policy ST4 of the adopted Local Plan and Alterations.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0846/09
<b>SITE ADDRESS:</b>	2 Westbury Road Buckhurst Hill Essex IG9 5NW
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing dwelling and erection of 7 flats with covered parking. (Revised application).
<b>DECISION:</b>	Refuse Permission

The Committee's attention was drawn to a petition of 224 signatures, and 3 letters of representation from Buckhurst Hill Community Association, 32 Hawthorn Road and 29 Westminster Gardens.

**REASONS FOR REFUSAL**

1. The proposed development would, due to its scale, 4-storey tall design, its depth and bulk, result in an over-dominant and harmful addition to the street scene, as well as appear too oppressive when viewed from the adjacent flats in Glenmead. It would therefore be contrary to policies DBE1, DBE2, DBE9 and CP7 of the Adopted Local Plan and Alterations.
2. The proposed parking would be inadequate, due to the lack of provision for visitor parking, thereby leading to on-street parking in the vicinity of the site to the detriment of the visual appearance of the street scene, contrary to policy DBE6 of the Adopted Local Plan and Alterations.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/0219/09
<b>SITE ADDRESS:</b>	6 Priory Road Loughton Essex IG10 1AF
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing and rebuild of new extended semi-detached bungalow with front, side and rear dormer windows.
<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. The development shall be carried out in accordance with the amended plans received on 21/05/2009 unless otherwise agreed in writing with the Local Planning Authority.
3. 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.
4. Prior to first occupation of the building hereby approved the proposed side dormer window openings in the north-east flank elevation shall be entirely 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.



**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/0652/09
<b>SITE ADDRESS:</b>	Dragons Nursery Road Loughton Essex IG10 4DZ
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>DESCRIPTION OF PROPOSAL:</b>	Grade II listed building application for the formation of a bedroom in part of the existing roofspace. External alterations involve new conservation style rooflights and oak window with brick arch to north east elevation. New cast iron soil and vent pipe to south east elevation.
<b>DECISION:</b>	Grant Permission (With Conditions)

**REASON FOR REFUSAL**

1. The proposed insertion of the window in the north east facing gable wall will be detrimental to the character and appearance of this Grade II Listed Building, contrary to policy HC10 of the Adopted Local Plan and Alterations.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/0709/09
<b>SITE ADDRESS:</b>	34 Queen's Road Loughton Essex IG10 1RS
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Johns
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of outbuilding to rear garden to be used as an office.
<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. The proposed use of the outbuilding shall remain incidental to the house and shall not be subdivided off from the rest of the site at 34 Queens Road, Loughton as outlined in red on drawing no 329/1A accompanying this permission.