

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

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

Place: Roding Valley High School, Brook Road, Loughton, Essex **Time:** 7.30 - 8.35 pm

Members Present: J Hart (Chairman), Mrs L Wagland (Vice-Chairman), K Chana, M Cohen, D Dodeja, R Law, J Markham, G Mohindra, Mrs C Pond, P Spencer, Mrs J Sutcliffe and D Wixley

Other Councillors:

Apologies: K Angold-Stephens, R Barrett, D Bateman, Mrs S Clapp, Miss R Cohen, Mrs A Haigh, J Knapman, Mrs P Richardson and B Sandler

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

16. 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.

17. 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.

18. MINUTES

RESOLVED:

That the minutes of the meeting held on 24 June 2009 be taken as read and signed by the Chairman as a correct record subject to item 3, 2 Westbury Road, Buckhurst Hill, the representation had been from 29 Palace Gardens and item 5, Dragons, Nursery Road, Loughton that the decision had been refused.

19. 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/0651/09 1-16 Ibrox Court, Palmerston Road, Buckhurst Hill
- EPF/1023/09 32 Queens Road, Buckhurst Hill

(b) Pursuant to the Council's Code of Member Conduct, Councillor D Wixley declared a personal interest in the following item of the agenda by virtue of being a Tree Warden. 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/0651/09 1-16 Ibrox Court, Palmerston Road, Buckhurst Hill

(c) Pursuant to the Council's Code of Member Conduct, Councillors Mrs L Wagland, G Mohindra 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 application and voting thereon:

- EPF/0850/09 10 Parklands, Chigwell
- EPF/0926/09 9 New Forest Lane, Chigwell

(d) 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 the EFDC representative for Buckhurst Hill Town Centre Partnership. 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/1023/09 32 Queens Road, Buckhurst Hill

20. ANY OTHER BUSINESS

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

21. 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.

22. 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/0651/09
SITE ADDRESS:	1-16 Ibrox Court Palmerston Road Buckhurst Hill Essex IG9 5LN
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	TPO/EPF/13/88 G1. Sycamore, Horse Chestnut, Lime, Maple, London Planes x3. Reduce to 8-9 metre pollards. G2. Ash (assorted saplings). Fell to ground level. G12. Sycamore x2. Fell to ground level. T13. Norway maple. Fell to ground level. G15. Limes x3. Reduce to 8-9 metre pollards. T18. Sycamore. Crown reduce by 30%
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 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.
- 2 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.
- 3 All work authorised by this consent shall be undertaken by a contractor approved by the Local Authority, in a manner consistent with British Standard 3998 (1989) (or with any similar replacement Standard).
- 4 The works hereby authorised shall not be undertaken after a period of one year from the date of this consent has expired.

Report Item No: 2

APPLICATION No:	EPF/0850/09
SITE ADDRESS:	10 Parklands Chigwell Essex IG7 6LW
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Amendment to replacement dwelling on EPF/0230/05 to include first floor side and rear extension, single storey rear extension with balcony, enclosure of existing porch with glass. (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 The proposed window openings on the rear elevation of the first floor extension hereby approved 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.
- 3 Materials to be used for the external finishes of the proposed extensions, shall match those of the existing building.
- 4 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the garage(s) hereby approved shall be retained so that it is capable of allowing the parking of cars together with any ancillary storage in connection with the residential use of the site, and shall at no time be converted into a room or used for any other purpose.
- 5 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.
- 6 No tree, shrub, or hedge 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.

- 7 Within three months of the date of this decision notice a plan indicating the existing hedge or hedges, the minimum heights at which they will be maintained and appropriate trees within the hedge or hedges which shall be retained and allowed to grow on, shall be submitted to and approved by the Local Planning Authority. The plan shall also show where the hedgerows are to be reinforced with further planting, details of which shall be indicated in a timetable of implementation. The hedge will thereafter be maintained in accordance with the approved details.
- 8 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 3

APPLICATION No:	EPF/0926/09
SITE ADDRESS:	9 New Forest Lane Chigwell Essex IG7 5QN
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Two storey rear and single storey front extensions and loft conversion including roof alterations, rear and front dormer windows.
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 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.

- 4 Prior to first occupation of the building hereby approved the proposed window openings in the first floor flank elevations 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: 4

APPLICATION No:	EPF/1023/09
SITE ADDRESS:	32 Queens Road Buckhurst Hill Essex IG9 5BY
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Demolition of existing building and redevelopment to provide ground floor retail and 2 storeys of residential. (Revised application).
DECISION:	Refuse Permission

The Committee's attention was drawn to representations from Buckhurst Hill Parish Council, 28 Queens Road, and a petition of 169 signatures submitted by Epping Forest Chamber of Commerce and Buckhurst Hill Historical Society dated 06/07/09

REASON FOR REFUSAL

- 1 The design of the front facade of the proposed building, because of its non-conforming first floor, particularly the front parapet wall and the contemporary appearance of the shop front, would be out of keeping and harmful to the appearance of the streetscene, contrary to Policies DBE1 and DBE12 of the Adopted Local Plan and Alterations.

This page is intentionally left blank