

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee South **Date:** Wednesday, 3 February 2010

Place: Roding Valley High School, Brook Road, Loughton, Essex **Time:** 7.30 - 8.30 pm

Members Present: J Hart (Chairman), K Angold-Stephens, K Chana, M Cohen, D Dodeja, R Law, J Markham, P Spencer, Mrs J Sutcliffe, H Ulkun and D Wixley

Other Councillors:

Apologies: Mrs L Wagland, R Barrett, Mrs S Clapp, Miss R Cohen, Mrs A Haigh, J Knapman, A Lion, G Mohindra, Mrs C Pond, Mrs P Richardson, B Sandler and P Turpin

Officers Present: S Solon (Principal Planning Officer), A Hendry (Democratic Services Officer), S G Hill (Senior Democratic Services Officer) and R Martin (Website Assistant)

86. 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.

87. Appointment of Vice Chairman

In the absence of the 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.

88. Minutes

RESOLVED:

That the minutes of the meeting held on 13 January 2010 be taken as read and signed by the Chairman as a correct record.

89. Declarations of Interest

(a) Pursuant to the Council's Code of Member Conduct, Councillors R Law declared a personal interest in the following items of the agenda by virtue of being a member of Loughton Town Council. 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/1806/09 246b High Road, Loughton
- EPF/2300/09 238 High Road, Loughton
- EPF/2296/09 37 Valley Hill, Loughton

(b) Pursuant to the Council's Code of Member Conduct, Councillor J Markham declared a personal interest in the following items of the agenda by virtue of being a member of the Loughton Residents Association. 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/1806/09 246b High Road, Loughton
- EPF/2300/09 238 High Road, Loughton

(c) Pursuant to the Council's Code of Member Conduct, Councillors D Wixley and K Angold-Stephens declared a personal interest in the following item of the agenda by virtue of being members of Loughton Town Council and the Loughton Residents 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/1806/09 246b High Road, Loughton
- EPF/2300/09 238 High Road, Loughton
- EPF/2296/09 37 Valley Hill, Loughton

(c) 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 being an acquaintance of the accountant of the business in item two. 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/2300/09 238 High Road, Loughton

90. Any Other Business

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

91. Development Control

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

RESOLVED:

That the planning applications numbered 1 – 3 be determined as set out in the attached schedule to these minutes.

92. 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/1806/09
SITE ADDRESS:	246B High Road Loughton Essex IG10 1RB
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Change of use from purposes within Use Class A1 to a mixed use for purposes within Use Classes A1 and A3.
DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 The proposal would result in the loss of a shop use (Use Class A1) from the key retail frontage of the Loughton High Road principal shopping centre, as defined in the Epping Forest District Local Plan and Alterations. It would increase the proportion of non-retail frontage within the key retail frontage, exacerbating the impact of an already excessively high proportion of non-retail frontage on the vitality and viability of the shopping centre. The use would threaten the long term vitality and viability of the shopping centre by undermining its retail function and therefore contribute to a threat to its position in the hierarchy of town centres within the District. Accordingly, the proposal is contrary to policies TC1, TC3 and TC4 of the Epping Forest District Local Plan and Alterations.

Report Item No: 2

APPLICATION No:	EPF/2300/09
SITE ADDRESS:	238 High Road Loughton Essex IG10 1RB
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Change of use of ground floor from purposes within Use Class A1 to a mixed use for purposes within Use Classes A1 and A3.
DECISION:	Grant Permission (with conditions)

The Members decided to grant this application because the use was assessed as likely to contribute to the vitality and viability of the Loughton High Road town centre by attracting additional footfall to the town centre during the day.

CONDITIONS

- 1 The area of the shop identified as "retail 27sq.m." on drawing no. 238/01 shall only be used for retail purposes as defined by Use Class A1 of the Town & Country Planning (Use Classes) Order 1987.
- 2 The footway adjacent to the shopfront shall not be used for stationing tables, chairs, outdoor heaters, planters or other furniture.
- 3 No primary cooking of food shall be carried out on the premises.

Report Item No: 3

APPLICATION No:	EPF/2296/09
SITE ADDRESS:	37 Valley Hill Loughton Essex IG10 3AQ
PARISH:	Loughton
WARD:	Loughton Roding
DESCRIPTION OF PROPOSAL:	First floor side and rear extension.
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 front facing wall of the first floor side extension hereby approved shall be located 0.3m behind the alignment of the front wall on the main house.
- 3 Materials to be used for the external finishes of the proposed extensions, shall match those of the existing building.
- 4 Prior to first occupation of the extension hereby approved the proposed first floor side window in centre of the side 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.

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