

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 7 April 2010
South

Place: Roding Valley High School, Brook Road, Loughton, Essex **Time:** 7.30 - 8.25 pm

Members Present: Mrs L Wagland (Chairman), R Barrett, K Chana, Miss R Cohen, M Cohen, D Dodeja, J Knapman, Mrs C Pond, Mrs P Richardson, P Spencer, Mrs J Sutcliffe, H Ulkun and D Wixley

Other Councillors:

Apologies: J Hart, K Angold-Stephens, Mrs S Clapp, Mrs A Haigh, R Law, A Lion, J Markham, B Sandler and P Turpin

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

106. 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.

107. ELECTION OF VICE-CHAIRMAN

In absence of the Chairman, the Vice-Chairman assumed the role of Chairman and requested a nomination for the role of Vice-Chairman.

RESOLVED:

That Councillor M Cohen be elected Vice-Chairman for the duration of the meeting.

108. MINUTES

RESOLVED:

That the minutes of the meeting held on 17 March 2010 be taken as read and signed by the Chairman as a correct record.

109. 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 applications and voting thereon:

- EPF/0259/10 57 Roebuck Lane, Buckhurst Hill
- EPF/0214/10 Roding Valley Cricket Club, Bradwell Road, Buckhurst Hill

(b) Pursuant to the Council's Code of Member Conduct, Councillors Mrs C Pond, Mrs P Richardson and D Wixley 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 applications and voting thereon:

- EPF/0248/10 Carlton House, Algers Road, Loughton
- EPF/0114/10 122 High Road, Loughton

(c) Pursuant to the Council's Code of Member Conduct, Councillors Mrs C Pond and D Wixley declared a personal interest in the following items of the agenda by virtue of being members of Loughton Resident Association. The Councillors had determined that their interest was not prejudicial and they would stay in the meeting for the consideration of the applications and voting thereon:

- EPF/0248/10 Carlton House, Algers Road, Loughton
- EPF/0114/10 122 High 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 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 applications and voting thereon:

- EPF/0248/10 Carlton House, Algers Road, Loughton
- EPF/0259/10 57 Roebuck Lane, Buckhurst Hill

(e) Pursuant to the Council's Code of Member Conduct, Councillors Miss R Cohen and R Barratt declared a personal interest in the following item of the agenda by virtue of purchasing produce from the shop. 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/0114/10 122 High Road, Loughton

(f) Pursuant to the Council's Code of Member Conduct, Councillor Mrs C Pond declared a personal interest in the following item of the agenda by virtue of vaguely knowing the speaker. 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/0214/10 Roding Valley Cricket Club, Bradwell Road, Buckhurst Hill.

110. ANY OTHER BUSINESS

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

111. 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.

112. 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

This page is intentionally left blank

Report Item No: 1

APPLICATION No:	EPF/0248/10
SITE ADDRESS:	Carlton House Algers Road Loughton Essex IG10 4RS
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	TPO/EPF/18/99 T1 Robinia - Remove and replace with Bird Cherry
DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 Insufficient justification has been provided to demonstrate a need to remove the tree, contrary to policy LL09 of the Council's Adopted Local Plan and Alterations..

Report Item No: 2

APPLICATION No:	EPF/0259/10
SITE ADDRESS:	57 Roebuck Lane Buckhurst Hill Essex IG9 5QX
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	TPO/EPF/06/87 T2 Horse Chestnut - Fell
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The felling authorised by this consent shall be carried out only after the Local Planning Authority has received, in writing, 5 working days prior notice of such works.
- 2 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: 3

APPLICATION No:	EPF/0114/10
SITE ADDRESS:	122 High Road Loughton Essex IG10 4HJ
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Change of use from A1 to A3 use.
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The A3 use hereby permitted shall not be open to customers / members outside the hours of 07.00 to 23.00 on Monday to Saturday, and 10:00 - 17:00 on Sundays and public holidays.
- 2 The footway adjacent to the shopfront and the public paved area on the north east boundary of the site shall not be used for stationing tables, chairs, outdoor heaters, planters or other furniture.
- 3 Within three months of the date of this decision notice details of equipment for the dispersal of cooking/food preparation fumes shall be submitted for approval by the Local Planning Authority. The equipment shall be installed and in full working use to the satisfaction of the Local Planning Authority within six months of the date of this notice.
- 4 Details of foul and surface water disposal shall be submitted to and approved by the Local Planning Authority within three months of the date of this decision notice and the development shall be implemented in accordance with such agreed details within six months of the date of this decision.

Report Item No: 4

APPLICATION No:	EPF/0214/10
SITE ADDRESS:	Roding Valley Cricket Club Bradwell Road Buckhurst Hill Essex
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East Loughton Roding
DESCRIPTION OF PROPOSAL:	Relocation of containers for storage of essential ground maintenance equipment.
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of 6 months beginning with the date of this notice.
- 2 The development hereby approved shall be completed within 9 months of the date of this permission.
- 3 The development hereby approved shall not take place until details of a methodology for protecting the hedgerow adjacent to the site while relocating the containers are submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved methodology.
- 4 Prior to the commencement of the development hereby approved written details of a scheme of landscaping to screen the containers shall be submitted to the Local Planning Authority for its approval. The approved landscaping scheme shall be carried out within the first planting season following the completion of the development. Any tree or bush that dies or is removed within 5 years of the implementation of the scheme shall be replaced within 6 months with a similar species unless otherwise agreed in writing by the Local Planning Authority.
- 5 The existing containers shall be removed from their existing position (as indicated on approved Site Plan B received by the Planning Directorate on 17 February 2010) within 9 months of the date of this decision. Thereafter, no shipping containers or any similar container other than those in the position hereby approved shall be stationed on the land outlined in blue on approved Site Plan B.
- 6 The development hereby approved shall not take place until details of modifications and/or additions to the containers to deter people from climbing on them are submitted to and approved in writing by the Local Planning Authority. The approved modifications and/or additions shall be carried out within 1 month of the containers being relocated and thereafter be permanently retained unless otherwise agreed in writing by the Local Planning Authority.

- 7 All of the vertical external walls of the containers shall be painted dark green within 1 month of the containers being relocated and thereafter they shall be permanently maintained in that condition.
- 8 Within 1 month of the containers being relocated, the concrete base at the site of the former machine shed identified on Site Plan B shall be removed from the land outlined in blue on that plan.

This page is intentionally left blank