

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 28 April 2010
South

Place: Roding Valley High School, Brook Road, Loughton, Essex **Time:** 7.30 - 9.32 pm

Members Present: J Hart (Chairman), Mrs L Wagland (Vice-Chairman), R Barrett, Miss R Cohen, M Cohen, A Lion, J Markham, Mrs C Pond, Mrs P Richardson, P Spencer, Mrs J Sutcliffe and H Ulkun

Other Councillors:

Apologies: K Angold-Stephens, K Chana, Mrs S Clapp, D Dodeja, Mrs A Haigh, J Knapman, R Law, B Sandler, P Turpin and D Wixley

Officers Present: S Solon (Principal Planning Officer), A Hendry (Democratic Services Officer), S G Hill (Senior Democratic Services Officer) and S Mitchell (PR Website Editor)

113. 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.

114. MINUTES

RESOLVED:

That the minutes of the meeting held on 7 April 2010 be taken as read and signed by the Chairman as correct record subject to application 3 (EPF/0114/10), recommendation 2 being referred back to the planning officer for clarification.

115. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors P Spencer and Mrs J Sutcliffe declared a personal interest in the following item 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/0135/10 36 Fairlands Avenue, Buckhurst Hill
- EPF/0417/10 Monkams Inn, Buckhurst Way, Buckhurst Hill

(b) Pursuant to the Council's Code of Member Conduct, Councillors J Markham and Mrs C Pond declared a personal interest in the following items of the agenda by

virtue of being a members of 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 applications and voting thereon:

- EPF/0412/10 4 Monkchester Close, Loughton
- EPF/0294/10 13 Eleven Acre Rise, Loughton

(c) 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 being a members of Loughton Town Council. 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/0325/10 18 Alderton Hill, Loughton

(d) 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 slightly aquatinted with the applicant. 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/0003/10 The Grange, 75 High Road, Chigwell

(e) Pursuant to the Council's Code of Member Conduct, Councillor A Lion declared a personal interest in the following item of the agenda by virtue of being aquatinted with a member of the family of the applicant. 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/0003/10 The Grange, 75 High Road, Chigwell

(f) Pursuant to the Council's Code of Member Conduct, Councillor Mrs P Richardson 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 her interest was not prejudicial and she would stay in the meeting for the consideration of the applications and voting thereon:

- EPF/0412/10 4 Monkchester Close, Loughton
- EPF/0294/10 13 Eleven Acre Rise, Loughton
- EPF/0325/10 18 Alderton Hill, Loughton

(g) 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 a member of Chigwell Parish Council. 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/0003/10 The Grange, 75 High Road, Chigwell

116. ANY OTHER BUSINESS

Councillor Mrs Pond asked that an application that had previously been through this Sub-Committee in February this year be investigated and a report brought back to the next meeting of this Panel. There had been concerns raised that the Candy Café had been placing unauthorised chairs and tables on the footway outside their

premises. Members would also like a report on a similar conditions placed on EPF/0114/10 (122 High Road, Loughton) at their last meeting on 7 April 2010.

RESOLVED:

That a report be brought back to the next meeting of this Sub-committee on the on concerns raised about use of the footway for the Candy Café and 122 High Road, Loughton.

117. DEVELOPMENT CONTROL

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

They noted that agenda item 7(4) EPF/0266/10 had been withdrawn.

RESOLVED:

That the planning applications numbered 1 – 7 be determined as set out in the attached schedule to these minutes.

118. 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/0412/10
SITE ADDRESS:	4 Monkchester Close Loughton Essex IG10 2SN
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	TPO/EPF/07/91 T8 Oak - Fell
DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 Insufficient reason has been provided to justify the removal of the tree on the site, which is contrary to policy LL09 of the Council's Adopted Local Plan and Alterations..

Report Item No: 2

APPLICATION No:	EPF/0003/10
SITE ADDRESS:	The Grange 75 High Road Chigwell Essex IG7 6DL
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Demolish outbuilding and construct a four bedroom house within curtilage of existing plot.
DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 The proposed dwelling would be an inappropriate development within the Metropolitan Green Belt which is by definition harmful. No very special circumstances exist which are sufficient to outweigh this harm and the development is therefore contrary to National guidelines and to policy GB2A of the Adopted Local Plan and Alterations.
- 2 By reason of the subdivision of the site to create a new planning unit with its associated additional activity and as a consequence of the height and bulk of the proposed house, the development would have an excessive adverse impact upon the openness, rural character and visual amenities of the Green Belt, contrary to policies CP2 and GB7A of the Adopted Local Plan and Alterations.
- 2 Insufficient information has been submitted to enable full consideration of the impact of the proposed development on trees within the application site, contrary to policy LL10 of the Adopted Local Plan and Alterations.

Report Item No: 3

APPLICATION No:	EPF/0135/10
SITE ADDRESS:	36 Fairlands Avenue Buckhurst Hill Essex IG9 5TF
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Rear conservatory.
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 two rooflights nearest the boundary of the site with 35 Fairlands Avenue, as shown on drawing no. 1011/10A, shall be obscure glazed and permanently maintained as such.

Report Item No: 4

APPLICATION No:	EPF/0266/10
SITE ADDRESS:	1/1A Warren Hill Loughton Essex IG10 4RL
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Erection of three detached dwellings and all associated works, and removal of Section 52 Agreement.
DECISION:	Withdrawn from agenda by Officers

Report Item No: 5

APPLICATION No:	EPF/0294/10
SITE ADDRESS:	13 Eleven Acre Rise Loughton Essex IG10 1AN
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Erection of a four storey, six bedroom house. (Amended application to EPF/1615/09 with increased basement area, additional window in flank wall at basement level and revised internal layout at ground floor level)
DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 The proposed development has the potential to cause excessive harm to the neighbouring properties in amenity and functional terms and would consequently amount to a poorly designed overdevelopment of the site. Insufficient information has been submitted to demonstrate the proposal would have an acceptable relationship to neighbouring properties in those terms and therefore it is contrary to policies DBE1 and DBE2 of the adopted Local Plan and Alterations.

Report Item No: 6

APPLICATION No:	EPF/0325/10
SITE ADDRESS:	18 Alderton Hill Loughton Essex IG10 3JB
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	External remodelling to include front, sides and rear two storey extensions, extensions to existing roof. (Revised application)
DECISION:	Refuse Permission

REASONS FOR REFUSAL

- 1 By reason of its excessive height and massing adjacent to the site boundaries, the proposed development would appear over dominant in relation to 16 Alderton Hill, and excessively large in relation to the width of the site. Consequently it would amount to an over development of the front of the site that fails to respect its setting to the detriment of the street scene. The proposal is therefore contrary to policy ENV7 of the East of England Plan and policies CP2 and DBE10 of the Local Plan and Alterations.
- 2 By reason of its excessive height, massing and rearward projection on the boundary with 16 Alderton Hill, the proposed development would have an excessively overbearing impact on the adjacent part of the rear garden and rear elevation of 16 Alderton Hill. That relationship would cause excessive harm to the amenities enjoyed by the occupants of that house and the harm caused would be exacerbated by the difference in levels between 16 and 18 Alderton Hill. The proposal is therefore contrary to policy DB£9 of the Local Plan and Alterations.

Report Item No: 7

APPLICATION No:	EPF/0417/10
SITE ADDRESS:	Monkhams Inn Buckhurst Way Buckhurst Hill Essex IG9 6HY
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Erection of single storey kitchen extension and external cold store and associated mechanical ventilation. Erection of smoking shelter. Change of finish of two gable walls to render. Erection of fixed garden umbrella.
DECISION:	Deferred

This item was deferred to allow for negotiation with the applicant to seek the relocation of the proposed smoking shelter.

This page is intentionally left blank