

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

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

Place: Roding Valley High School, Brook Road, Loughton, Essex **Time:** 7.30 - 9.10 pm

Members Present: J Hart (Chairman), K Chana (Vice-Chairman), K Angold-Stephens, R Barrett, Mrs T Cochrane, R Cohen, D Dodeja, C Finn, L Leonard, J Markham, Mrs C Pond, P Spencer, Mrs J Sutcliffe and D Wixley

Other Councillors:

Apologies: Ms J Hart, J Knapman, A Lion, G Mohindra, Mrs P Richardson, B Sandler, Mrs L Wagland and Ms S Watson

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)

18. 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.

19. MINUTES

RESOLVED:

That the minutes of the meeting held on 16 June 2010 be taken as read and signed by the Chairman as a correct record subject to noting that Councillor D Wixley had declared a non-prejudicial interest in agenda item 3, EPF/0533/10, Loughton Sports Centre, Rectory Lane, Loughton, by virtue of being a former member of the Debden Community Association.

20. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor D Dodeja, Mrs J Sutcliffe and P Spencer declared a personal interest in the following items of the agenda by virtue that they were acquainted with two of the objectors for the items. 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/0446/10, BPI Poly Site, Brook Road, Buckhurst Hill
- EPF/1051/10, 14 Wimborne Close, 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 members of Loughton Town Council, a Tree Warden and knowing someone in Wimborne Close. 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/0227/10, 24 Albion Hill, Loughton
- EPF/0796/10, 15 Tomswood Road, Chigwell
- EPF/1051/10, 14 Wimborne Close, Buckhurst Hill

(c) Pursuant to the Council's Code of Member Conduct, Councillor C Pond declared a personal interest in the following items of the agenda by virtue of being members of Loughton Town Council and knowing the speaker on item EPF/0446/10. 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/0227/10, 24 Albion Hill, Loughton
- EPF/0446/10, BPI Poly Site, Brook Road, Buckhurst Hill

(d) Pursuant to the Council's Code of Member Conduct, Councillors K Chana declared a personal interest in the following item of the agenda by virtue of being members of Chigwell Parish 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/0796/10, 15 Tomswood Road, Chigwell

(e) Pursuant to the Council's Code of Member Conduct, Councillors Angold-Stephens declared a personal interest in the following item 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/0227/10, 24 Albion Hill, Loughton

21. ANY OTHER BUSINESS

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

22. 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.

23. 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/0227/10
SITE ADDRESS:	24 Albion Hill Loughton Essex IG10 4RD
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	6 x 4m high lighting columns around tennis court.
DECISION:	Deferred

Members were concerned about the impact of the proposed lighting on the character of the locality and amenities of neighbours. In order to establish, with a greater degree of certainty, the likely impact, Members requested the submission of a lighting contour plan demonstrating the extent of light spillage around and above the tennis court. Members resolved to defer making a decision on the application until that information was available for consideration.

Report Item No: 2

APPLICATION No:	EPF/0446/10
SITE ADDRESS:	BPI Poly Site Brook Road Buckhurst Hill Essex IG9
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	14 dwellings with associated car parking, access road and landscaping.
DECISION:	Deferred

Members were concerned that the level of contribution towards the provision of education in the locality requested by the Local Education Authority was not clearly justified. Members therefore requested further information explaining how the proposed education contribution had been calculated and deferred making a decision on the application until that information was made available for consideration.

Report Item No: 3

APPLICATION No:	EPF/0796/10
SITE ADDRESS:	15 Tomswood Road Chigwell Essex IG7 5QP
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Two storey rear extension, loft conversion with three rear dormer windows, internal alterations, front porch and balcony above. (Revised application)
DECISION:	Grant Permission (With Conditions)

In giving planning permission, Members requested that Officers give consideration to making a replacement tree the subject of a Tree Preservation Order once it is planted.

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 Prior to first occupation of the extension hereby approved the proposed window openings in the first floor flank wall facing number 17, Tomswood Road, shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres 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 extension and dormer windows shall match those of the existing building.
- 4 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.

5 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

6 The site shall only be accessed from Tomswood Road for the purposes of carrying out the development hereby approved and for the purposes of the delivery of materials and removal of material and debris in connection with carrying out the development.

Report Item No: 4

APPLICATION No:	EPF/1051/10
SITE ADDRESS:	14 Wimborne Close Buckhurst Hill Essex IG9 5DN
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Extension of time limit to EPF/0573/07. (Loft conversion with dormer window to rear.)
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 shall be carried out in accordance with the amended plans received with the original application on 25/05/07 and the amended rear elevation received on 01/05/07 unless otherwise agreed in writing with the Local Planning Authority.
- 4 The existing roof of the building shall not be raised and ridge tiles shall be retained across the length of its ridge. The dormer window hereby approved shall not be any higher than the bottom of the ridge tiles.

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