

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 18 August 2010
South

Place: Roding Valley High School, Brook Road, Loughton, Essex IG10 3JA **Time:** 7.30 - 10.05 pm

Members Present: 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, Mrs P Richardson, B Sandler, P Spencer, Mrs J Sutcliffe, Mrs L Wagland, Ms S Watson and D Wixley

Other Councillors:

Apologies: J Hart, Ms J Hart, J Knapman and G Mohindra

Officers Present: N Richardson (Assistant Director (Development Control)), C Neilan (Conservation Officer), M Jenkins (Democratic Services Assistant), I Willett (Assistant to the Chief Executive), S Mitchell (PR Website Editor) and R Martin (Website Assistant)

30. 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.

31. 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 B Sandler be elected Vice-Chairman for the duration of the meeting.

32. MINUTES

RESOLVED:

That the minutes of the last meeting of the Sub-Committee held on 28 July 2010 be agreed.

33. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors D Dodeja, P Spencer, Ms J Sutcliffe and Ms S Watson 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 this their interests were not prejudicial and that they would stay in the meeting for the consideration of the application and voting thereon:

- EPF/1262/10 2 Princes Road, Buckhurst Hill

(b) Pursuant to the Council's Code of Member Conduct, Councillors K Angold-Stephens, 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 interests were not prejudicial and that they would stay in the meeting for the consideration of the applications and voting thereon. However Councillor D Wixley declared that in respect of application EPF/1138/10 13 Eleven Acre Rise, Loughton, he knew a resident in a nearby property, and Councillor Mrs C Pond declared that she would leave the meeting in respect of application EPF/1192/10 85 The Drive, Loughton as she lived near the site in question:

- EPF/0828/10 3 Aragon Close, Loughton;
- EPF/1192/10 85 The Drive, Loughton
- EPF/1138/10 13 Eleven Acre Rise, Loughton;
- EPF/1198/10 18 England's Lane, Loughton;
- EPF/1260/10 25 Rochford Avenue, Loughton; and
- EPF/1380/10 11 Barfields Path, Loughton

(c) 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 knowing the speaker who was registered as an objector. The Councillor had determined that his interest was prejudicial and he would leave the meeting for the consideration of the application and voting thereon:

- EPF/1198/10 18 England's Lane, Loughton

(d) Pursuant to the Council's Code of Member Conduct, Councillor R Barrett declared a personal interest in the following item of the agenda by virtue of acting on behalf of the applicant. The Councillor would address the Sub-Committee as a Public Speaker. The Councillor had determined that his interest was prejudicial and that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/1192/10 85 The Drive, Loughton

(e) Pursuant to the Council's Code of Member Conduct, Councillors K Chana, B Sandler and Mrs L Wagland declared a personal interest in the following items of the agenda by virtue of being members of Chigwell Parish Council, and in the case of Councillor Mrs L Wagland Chair of Chigwell Parish Council. The Councillors had determined that their interests were not prejudicial and that they would stay in the meeting for the consideration of the applications and voting thereon:

- EPF/0831/10 1 Glenside, Chigwell; and
- EPF/1158/10 12 Lambourne Close, Chigwell

(f) Pursuant to the Council's Code of Conduct, Councillor K Chana also declared a personal interest in the following item of the agenda by virtue of being the architect working on the application. In this respect the Councillor had determined that his interest was prejudicial and that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/1158/10 12 Lambourne Close, Chigwell

(g) Pursuant to the Council's Code of Member Conduct, Councillors K Angold-Stephens, T Cochrane, C Finn, L Leonard, J Markham, Mrs C Pond, and D Wixley declared a personal interest in the following items of the agenda by virtue of being members of the Loughton Resident's Association. The Councillors had determined that their interests were not prejudicial and that they would stay in the meeting for the consideration of the applications and voting thereon except in the case of Councillor Mrs C Pond, as stated above in item (b) EPF/1192/10 85 The Drive, Loughton, the Councillor lived near the site in question and would leave the meeting for the duration of the discussion:

- EPF/1192/10 85 The Drive, Loughton;
- EPF/1376/10 2 Lower Park Road, Loughton; and
- EPF/1380/10 11 Barfields Path, Loughton

(h) 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 the Tree Warden and that in respect of EPF/1192/10 85 The Drive, Loughton the Councillor knew Councillor R Barrett who was speaking on the application. The Councillor had determined that his interests were not prejudicial and that he would stay in the meeting for the consideration of the application and voting thereon:

- EPF/0828/10 3 Aragon Close, Loughton;
- EPF/1192/10 85 The Drive, Loughton; and
- EPF/1380/10 11 Barfields Path, Loughton

(i) Pursuant to the Council's Code of Member Conduct, Councillor R Barrett declared a personal interest in the following item of the agenda by virtue of owning a property in Copper Beech Court. The Councillor had determined that his interests were not prejudicial and that he would stay in the meeting for the consideration of the application and voting thereon:

- EPF/1198/10 18 England's Lane, Loughton

(j) 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 Member of Loughton and District Historical Society. The Councillor had determined that her interest was not prejudicial and that she would stay in the meeting for the consideration of the application and voting thereon:

- EPF/1376/10 2 Lower Park Road, Loughton

34. ANY OTHER BUSINESS

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

35. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 - 10 be determined as set out in the attached schedule to these minutes.

36. 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/0828/10
SITE ADDRESS:	3 Aragon Close Loughton Essex IG10 3NP
PARISH:	Loughton
WARD:	Loughton Roding
DESCRIPTION OF PROPOSAL:	TPO/EPF/02/93 - A1 (T1) Oak - Remove (T2) Oak x 2 stems - Remove
	Granted Permission (With Conditions)

CONDITIONS

- 1 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.
- 2 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.
- 3 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: 2

APPLICATION No:	EPF/1192/10
SITE ADDRESS:	85 The Drive Loughton Essex IG10 1HL
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	TPO/EPF/91/10 Corsica Pine (T1)- Fell Cedar (T2) - Fell Scots Pine (T3) - Fell
DECISION:	Granted Permission (with conditions)

CONDITIONS

- 1 A replacement tree or trees shall be planted. The number, species, size and position shall all be agreed in writing by the Local Planning Authority prior to the agreed felling. The agreed replacement tree or trees shall then 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/0831/10
SITE ADDRESS:	1 Glenside Chigwell Essex IG7 5RE
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Erection of new garage at rear to replace demolished garage. (Revised application)
DECISION:	Refused Permission

The Committee's attention was drawn to a letter of representation from 37 Bracken Drive, Chigwell dated 16/08/10

REASON FOR REFUSAL

- 1 The proposal by reason of its size, position and design would have a harmful visual impact upon the street scene and the occupants of the adjoining residential property, contrary to policies DBE9 and DBE10 of the Adopted Local Plan and Alterations.

Report Item No: 4

APPLICATION No:	EPF/1138/10
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). Revised application.
DECISION:	Granted 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 development hereby permitted shall be carried out in accordance with detailed plans and particulars which shall have previously been submitted to and approved by the Local Planning Authority, showing the layout of proposed development including the provision of garaging/visitors' car parking spaces/vehicles loading or unloading, and turning areas, and the siting, design and external appearance of each of the buildings and the means of access thereto.
- 3 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 4 Prior to commencement of development, details of levels shall be submitted to and approved by the Local Planning Authority showing the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 5 Prior to the commencement of development details of screen walls, fences or such similar structures shall be submitted to and agreed in writing by the Local Planning Authority, and the agreed scheme shall be erected before the occupation of the dwellings hereby approved and maintained in the agreed positions thereafter.

- 6 Prior to first occupation of the building hereby approved the proposed window openings in the north and south 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.
- 7 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority and these facilities installed prior to the commencement of any building works on site, and shall be used to clean vehicles leaving the site.
- 8 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 9 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 2, Class A-C shall be undertaken without the prior written permission of the Local Planning Authority.
- 10 No development shall take place until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of the proposed mounding to existing vegetation and surrounding landform. Development shall be carried out in accordance with the approved details.
- 11 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.

- 12 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 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 13 The development hereby permitted shall be carried out in accordance with detailed plans and particulars which shall have previously been submitted to and approved by the Local Planning Authority, showing the layout and design of the side boundary walls, pergola and planting details of soft landscaping adjacent to No 14 Eleven Acre Rise
- 14 Prior to the commencement of works on site, a hydrological study shall be carried out and a report submitted to the LPA. The result of which will determine whether there is potential to increase flood risk to the site and/or neighbouring properties and/ or the immediate vicinity. If there is such a need, details of an appropriate surface and ground water arrangement/disposal system must then be submitted to the LPA and be approved in writing prior to any works commencing on site. Thereafter the approved system shall be properly implemented and maintained by the owner of the site.

Report Item No: 5

APPLICATION No:	EPF/1158/10
SITE ADDRESS:	12 Lambourne Close Chigwell Essex IG7 6EB
PARISH:	Chigwell
WARD:	Chigwell Row
DESCRIPTION OF PROPOSAL:	Single storey rear extension and first floor side extension over existing garage. (Revised application)
DECISION:	Granted Permission (with conditions)

The Committee were persuaded by the merits of the planning proposal that planning permission be granted. It was considered by the Committee that it was of an acceptable design, would not create a terracing effect and the separation gap to the neighbouring house was reasonable to ensure that it would not be detrimental to the street scene.

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

Report Item No: 6

APPLICATION No:	EPF/1198/10
SITE ADDRESS:	18 England's Lane Loughton Essex IG10 2QQ
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Retention of garden shed/outbuilding.
DECISION:	Granted Permission (with conditions)

CONDITIONS

- 1 Within 3 months of the date of this permission, the outer wall of this building shall be painted green and maintained in that colour thereafter.
- 2 Within 3 months of the date of this permission, details of planting shall be submitted to the Local Planning Authority. Once suitable details are agreed, they shall be carried out within 3 months of the date agreed and not be removed within the first 5 years of planting. If removed within the 5 year period, new planting shall take place to the satisfaction of the Local Planning Authority.

Report Item No: 7

APPLICATION No:	EPF/1260/10
SITE ADDRESS:	25 Rochford Avenue Loughton Essex IG10 2BS
PARISH:	Loughton
WARD:	Loughton Broadway
DESCRIPTION OF PROPOSAL:	Single storey side and rear extensions. (Revised application)
DECISION:	Granted 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.

Report Item No: 8

APPLICATION No:	EPF/1262/10
SITE ADDRESS:	2 Princes Road Buckhurst Hill Essex IG9 5EG
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	New roof with dormer windows. (Revised application)
DECISION:	Granted 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.

Report Item No: 9

APPLICATION No:	EPF/1376/10
SITE ADDRESS:	2 Lower Park Road Loughton Essex IG10 4NA
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Extension of time limit on EPF/2024/06 (Demolition of existing house and erection of 8 no. flats and parking - revised application allowed on appeal)
DECISION:	Refused Permission

The Committee's attention was drawn to letters of representation from Loughton Residents Association, Loughton & District Historical Society, 2, 10, 11, 12, 12a, 26 51 & 64 Lower Park Road, 10,13 & 15 High Gables, 33 Upper Park,9, 16 Albion Hill, 28, 36 The Avenue, 9 Churchfields, and 56 High Road, Loughton

REASONS FOR REFUSAL

- 1 The existing building makes an important contribution to the street scene and its facades facing the roads add to the quality and character of this part of Loughton, such that it is included on the Council's current local list because of its local architectural and historic interest. The removal of this significant local heritage asset would be to the detriment of the street scene and be contrary to policy HC13A of the adopted Local Plan and Alterations as well as contrary to Government advice as contained in PPS5 (Planning for Historical Environment).
- 2 Changes of circumstances since the allowed appeal decision to the same development under LPA ref: EPF/2024/06, through the amendment of PPS3 (Housing) in relation to the definition of previously developed land, results in the efficient use of land being outweighed by the proposal failing to respect the character of the area due to its over-dominant size and massing, contrary to policy DBE1 and CP2 of the Adopted Local Plan and Alterations.

Report Item No: 10

APPLICATION No:	EPF/1380/10
SITE ADDRESS:	11 Barfields Path Loughton Essex IG10 3JJ
PARISH:	Loughton
WARD:	Loughton Alderton
	New detached dwelling house on land adjacent to 11 Barfields Path, Loughton (Revised application)
	Granted Permission (With Conditions)

The Committee's attention was drawn to a letter of representation from 13 Barfields Path

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 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 The hedge on the site boundary with the footway of Barfields Path and with 13 Barfields path shown on the approved plans shall not be cut down, uprooted, wilfully damaged or destroyed, cut back to a height or width of less than 1 metre or removed without the prior written approval of the Local Planning Authority.

If the hedge is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another hedge shall be planted at the same place, and that 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 hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another hedge 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.

- 4 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 Class F of Part 1, Schedule 2 of the Order shall be undertaken between the house hereby approved and the site boundary with the footway of Barfields Path without the prior written permission of the Local Planning Authority.

- 5 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The approved measures shall be carried out prior to the first occupation of the building hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment..
- 6 Prior to first occupation of the building hereby approved the proposed window opening in the east facing flank and the bathroom window opening in the north facing 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 windows are installed and shall be permanently retained in that condition.
- 7 No development shall take place on site, including site clearance, tree works, demolition, storage of materials or other preparatory work, until all details relevant to the retention and protection of trees, hereafter called the Arboricultural Method Statement, have been submitted to the Local Planning Authority and approved in writing. Thereafter the development shall be undertaken only in accordance with the approved details, unless the Local Planning Authority has given its prior written consent to any variation.

The Arboricultural Method Statement shall include a tree protection plan to show the areas designated for the protection of trees, shrubs and hedges, hereafter referred to as Protection Zones. Unless otherwise agreed, the Protection Zones will be fenced, in accordance with the British Standard Trees in Relation to Construction-Recommendations (BS.5837:2005) and no access will be permitted for any development operation.

The Arboricultural Method Statement shall include all other relevant details, such as changes of level, methods of demolition and construction, the materials, design and levels of roads, footpaths, parking areas and of foundations, walls and fences. It shall also include the control of potentially harmful operations, such as burning, the storage, handling and mixing of materials, and the movement of people or machinery across the site, where these are within 10m of any designated Protection Zone.

The fencing, or other protection which is part of the approved Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works have been completed and all equipment, machinery and surplus materials removed from the site.

The Arboricultural Method Statement shall indicate the specification and timetable of any tree works, which shall be in accordance with the British Standard Recommendations for Tree Works (BS.3998: 1989).

The Arboricultural Method Statement shall include a scheme for the inspection and supervision of the tree protection measures. The scheme shall be appropriate to the scale and duration of the works and may include details of personnel induction and awareness of arboricultural matters; identification of individual responsibilities and key personnel; a statement of delegated powers; frequency, dates and times of inspections and reporting, and procedures for dealing with variations and incidents. The scheme of inspection and supervision shall be administered by a suitable person, approved by the Local Planning Authority but instructed by the applicant.

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