

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 16 February 2011
South

Place: Roding Valley High School, Brook Road, Loughton, Essex IG10 3JA **Time:** 7.30 -10.48 pm

Members Present: J Hart (Chairman), K Chana (Vice-Chairman), K Angold-Stephens, R Barrett, Mrs T Cochrane, D Dodeja, C Finn, Ms J Hart, J Knapman, L Leonard, A Lion, J Markham, G Mohindra, B Sandler, Mrs J Sutcliffe, H Ulkun, Mrs L Wagland and Ms S Watson

Other Councillors:

Apologies: R Cohen, Mrs C Pond, Mrs P Richardson, P Spencer and D Wixley

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

By Invite M Lane, Development Management Officer, Highways Department, Essex County Council

80. 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.

81. MINUTES

RESOLVED:

That the minutes of the last meeting of the Sub-Committee held on 26 January 2011 be taken as read and signed by the Chairman as a correct record.

82. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors K Chana, J Knapman, A Lion, G Mohindra, 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. The Councillors had declared that their interests were not prejudicial and that they would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/1606/10 The Grange, 75 High Road, Chigwell IG7 6DL;
- EPF/2414/10 Bald Hind, Hainault Road, Chigwell IG7 5DW;
- EPF/2498/10 Ye Olde Kings Head, High Road, Chigwell IG7 6QA;
- EPF/2606/10 142 High Road, Chigwell IG7 5BQ; and

- EPF/2614/10 Marchings Farm, Gravel Lane, Chigwell IG7 6DQ

(b) Pursuant to the Council's Code of Member Conduct, Councillor K Chana declared a personal interest in the following item of the agenda by virtue of having conducted work at the adjoining property to the application, approximately 20 years ago, and had only occasional contact with the family since then. The Councillor had declared that his interest was not prejudicial and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2556/10 10A High Road, Buckhurst Hill IG9 5HP

(c) Pursuant to the Council's Code of Member Conduct, Councillors D Dodeja, Mrs J Sutcliffe and Mrs S Watson declared a personal interest in the following items of the agenda by virtue of being members of Buckhurst Hill Parish Council. The Councillors had declared that their interests were not prejudicial and that they would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/2556/10 10A High Road, Buckhurst Hill IG9 5HP; and
- EPF/2624/10 148 Forest Edge, Buckhurst Hill IG9 5AD

(d) Pursuant to the Council's Code of Member Conduct, Councillor J Hart declared a personal interest in the following item of the agenda by virtue of knowing the main objector to the application concerned. The Councillor had declared that his interest was prejudicial and that he would leave the meeting for the duration of the discussion and voting thereon:

- EPF/1900/10 15 The Crescent, Loughton IG10 4PY

(e) Pursuant to the Council's Code of Member Conduct, Councillor K Angold-Stephens declared a personal interest in the following items of the agenda by virtue of being a member of Loughton Town Council. The Councillor had declared that his interest was not prejudicial and that he would stay in the meeting for the duration of the discussions and voting thereon:

- EPF/1900/10 15 The Crescent, Loughton IG10 4PY;
- EPF/2409/10 188-194 High Road, Loughton IG10 1DN; and
- EPF/2553/10 40 Stanmore Way, Loughton IG10 2SA

(f) Pursuant to the Council's Code of Member Conduct, Councillor L Leonard declared a personal interest in the following item of the agenda by virtue of knowing one of the objectors. The Councillor had declared that his interest was prejudicial and that he would leave the meeting for the duration of the discussions and voting thereon:

- EPF/2414/10 Bald Hind, Hainault Road, Chigwell IG7 5DW

(g) Pursuant to the Council's Code of Member Conduct, Councillor C Finn declared a personal interest in the following item of the agenda. The Councillor had determined that his interest was not prejudicial and that he would stay in the meeting for the duration of the discussion and voting thereon:

- EPF/1900/10 15 The Crescent, Loughton IG10 4PY

83. ANY OTHER BUSINESS

There was no other business for the Sub-Committee to consider.

84. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 11 be determined as set out in the attached schedule to these minutes.

85. 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.

86. EXCLUSION OF PUBLIC AND PRESS

CHAIRMAN

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Report Item No: 1

APPLICATION No:	EPF/1606/10
SITE ADDRESS:	The Grange 75 High Road Chigwell Essex IG7 6DL
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Certificate of lawful development for existing use of buildings and land for the sale and display of motor vehicles and the repair and restoration of motor vehicles.
DECISION:	Lawful

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=520345

Members agreed to grant a Certificate of Lawfulness in the terms set out in the Third Schedule of the draft decision notice set out in the Supplementary Committee Agenda, subject to modification to the second, third and fourth paragraphs of the Third Schedule.

REASONS

- 1 The evidence submitted by the applicant has demonstrated, that the following activities are lawful, under the provisions of Sections 191 (2) and (3) of the Town and Country Planning Act 1990:

The primary use of the site (and the buildings within) for the purposes of car sales. Customers visit the site on an appointment only basis;

The use of the buildings referred to on drawing DHA/7615/01 (site plan) as 1 and 3 for the display of motor vehicles;

The use of the building referred to on drawing DHA/7615/01 (site plan) as 2 for the ancillary repair of cars in association with the use for the site for car sales; and

The use of the building referred to on drawing DHA/7615/01 (site plan) as 4 as an office which is ancillary to the primary use for the site for car sales.

Report Item No: 2

APPLICATION No:	EPF/1900/10
SITE ADDRESS:	15 The Crescent Loughton Essex IG10 4PY
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Demolition of existing bungalow and erection of a single detached dwelling.
DECISION:	Granted Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521433

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 No development shall have taken place until details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
- 3 Prior to first occupation of the development hereby approved, the proposed window opening(s) in the side elevations 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.
- 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 extensions generally permitted by virtue of Schedule 2, Part 1, Classes A and B shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of 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.
- 6 No development shall take place until details of the proposed surface materials for the hardstanding to the front of the dwelling (as indicated on approved plan no. 10/054/03) have been submitted to and approved in writing by the Local Planning Authority. The agreed surfacing shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage

of the property. The agreed surface treatment shall be completed prior to the first occupation of the development or within 1 year of the substantial completion of the development hereby approved, whichever occurs first.

- 7 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.

- 8 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.

Report Item No: 3

APPLICATION No:	EPF/2409/10
SITE ADDRESS:	188-194 High Road Loughton Essex IG10 1DN
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Extension of time limit on EPF/0020/07 (Conversion of existing offices to create a total of 14 flats allowed on appeal).
DECISION:	Granted Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=523202

During their consideration of the application, Members found that while the proposal was generally acceptable, the matter of refuse storage had not been dealt with. However, Members agreed that matter could be resolved by way of an appropriate condition on the grant of planning permission.

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 No development shall have taken place until details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
- 3 Prior to the commencement of development, details of the proposed means of access for people with disabilities, the car parking layout, provision for cycle parking and storage of refuse shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with approved details prior to first occupation of the vehicles of residents, visitors and employees.
- 4 Prior to the commencement of development, a full noise survey shall be carried out to establish which noise category the proposed flats fall into. A scheme for protecting the dwellings from noise shall be submitted to and agreed in writing by the local planning authority for any dwelling that falls into NEC B and C (as detailed in PPG 24), or bedrooms likely to be exposed to noise levels that do not meet the reasonable resting/sleeping conditions specified in British Standard BS8233: 1999 - Sound insulation and noise reduction for buildings - code of practice. The approved works shall be implemented before occupation of the building.
- 5 No development shall take place until appropriate arrangements to preclude the future residents from applying for a parking permit in the Clifton Road Residents Parking Zone have been secured.

- 6 No development shall take place until details of the means of storing domestic refuse have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Report Item No: 4

APPLICATION No:	EPF/2414/10
SITE ADDRESS:	Bald Hind Hainault Road Chigwell Essex IG7 5DW
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Demolition of existing public house and construction of a fourteen unit residential development.
DECISION:	Refused Permission

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=523222

Based on advice given by an officer of the Highway Authority present at the meeting, Members found there was no in principle objection to an alternative access to the site from Hainault Road on grounds of highway safety or impact on traffic flow. Having regard to the concerns of residents, Members were not satisfied that the case for an access off Linkside in preference to one off Hainault Road had been made. Members were aware of the narrow width of the carriageway on Linkside and took the view that the vehicular access point proposed would cause activity that would be harmful to residents' amenities which would not be likely to arise if the vehicular access were off Hainault Road. Concern was also raised about potential difficulties servicing the development off Linkside and consequences the proposed vehicular access could have for the movement of service vehicles using Linkside and their impact on residents' amenities.

Members were also concerned the amount of private amenity space would not be adequate for future residents and took that to be an overdevelopment of the site. Furthermore, Members took the view that the provision of a refuse store/collection point on Linkside would be harmful to the amenities of local residents.

REASON FOR REFUSAL

- 1 By reason of siting the vehicular access to the site off Linkside, the proposed development would cause avoidable harm to the amenities of the occupants of dwellings on Linkside together with avoidable difficulty in servicing the development and movement of service vehicles using Linkside, contrary to policy DBE2 of the Local Plan and Alterations.
- 2 By reason of siting the refuse collection point for the proposed flats adjacent to Linkside, the proposed development would introduce a concentrated source of unpleasant odours in close proximity to adjacent houses that would cause avoidable harm to the amenities of the occupants of those dwellings in Linkside, contrary to policy DBE2 of the Local Plan and Alterations.

- 3 By reason of its small size and poor degree of privacy, the amount and form of private amenity space proposed for the development is inadequate, contrary to policy DBE8 of the Local Plan and Alterations. Such lack of adequate on-site amenity space provision is indicative of the proposal amounting to an overdevelopment of the site, contrary to policy CP7 of the Local Plan and Alterations

Report Item No: 5

APPLICATION No:	EPF/2498/10
SITE ADDRESS:	Ye Olde Kings Head High Road Chigwell Essex IG7 6QA
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Display of signage to front elevation.
DECISION:	Granted Permission

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=523456

CONDITIONS

Standard Advertisement reasons

Report Item No: 6

APPLICATION No:	EPF/2553/10
SITE ADDRESS:	40 Stanmore Way Loughton Essex IG10 2SA
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Erection of outbuilding in rear garden for ancillary recreational/office use to main house.
DECISION:	Granted Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=523688

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 outbuilding hereby approved shall not be used as primary living accommodation, for example as a living room, bedroom, or kitchen.

Report Item No: 7

APPLICATION No:	EPF/2556/10
SITE ADDRESS:	10A High Road Buckhurst Hill Essex IG9 5HP
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Mr Goodfellow
DESCRIPTION OF PROPOSAL:	Two storey side extension.
RECOMMENDED DECISION:	Granted Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=523691

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 development, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 8

APPLICATION No:	EPF/2606/10
SITE ADDRESS:	142 High Road Chigwell Essex IG7 5BQ
PARISH:	Chigwell
WARD:	
APPLICANT:	Robert Whitton
DESCRIPTION OF PROPOSAL:	Front garden boundary wall and gates.
RECOMMENDED DECISION:	Granted Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=523922

CONDITIONS

Members were concerned that the materials of the proposed development should respect those of the main house.

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 No development shall have taken place until details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details.

Report Item No: 9

APPLICATION No:	EPF/2614/10
SITE ADDRESS:	Marchings Farm Gravel Lane Chigwell Essex IG7 6DQ
PARISH:	Chigwell
WARD:	Chigwell Village Lambourne
DESCRIPTION OF PROPOSAL:	Demolition of the existing house and associated buildings and the erection of a new house with associated garage. (Revised application)
DECISION:	Refused Permission

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=523943

REASON FOR REFUSAL

- 1 The proposed replacement house is materially greater in volume than that which it would replace and due to its size and scale it would have a greater impact on the openness of the Green Belt than the existing house. The proposed house is therefore inappropriate development which by definition is harmful to the Green Belt. Moreover, by reason of its size, siting and design, it would appear conspicuous in the Green Belt to the detriment of its rural character and visual amenities as well as its openness. No very special circumstances sufficient to outweigh the harm that would be caused by the development have been demonstrated by the applicant. Accordingly, the proposed house is contrary to policies GB2A, GB7A and GB15A of the Epping Forest District Local Plan and Alterations.
- 2 The proposed replacement dwelling, due to its grandiose neo Georgian/classical design is not a traditional building form found within the local rural landscape. Along with its excessive size, scale and bulk, the new dwelling would be visually intrusive, overbearing and it would not reflect the wider landscape setting of the site and would be harmful to the character of the surrounding area contrary to policies CP3, LL2, DBE1, DBE2 and DBE4 of the Adopted Local Plan and Alterations.
- 3 The design of the proposed dwelling being of a neo Georgian/classical design along with its excessive size, scale and bulk would appear unduly prominent in relation to the Marchings, a neighbouring listed building, to the detriment of its setting, contrary to policy HC12 of the Adopted Local Plan and Alterations.

Report Item No: 10

APPLICATION No:	EPF/2624/10
SITE ADDRESS:	148 Forest Edge Buckhurst Hill Essex IG9 5AD
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Single storey side and rear extensions.
DECISION:	Granted Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=523959

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 development, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 11

APPLICATION No:	EPF/2660/10
SITE ADDRESS:	38 -40 Station Road Loughton Essex IG10 4NX
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Demolition of No. 40 Station Road, erection of residential care home as extension to No. 38 Station Road to include retention of 1) enlargement of basement 2) light well around basement 3) alterations to the arrangement and type of window and door openings 4) alterations to extension / conservatory
DECISION:	Granted Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=524114

CONDITIONS

- 1 Materials to be used for the external finishes of the proposed extensions, shall match those of the existing building.
- 2 The window openings in the first and second floor flank elevation adjacent to No42 Station Road 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.
- 3 The entire basement area of the development hereby approved shall at no time be used as bedroom accommodation for residents of the nursing home.
- 4 Within one month of the date of this decision a scheme of landscaping and a statement of the methods of its implementation shall be submitted for approval to the Local Planning Authority. 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.

- 5 The parking area shown on the approved plans shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents (staff) and visitors vehicles.
- 6 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.
- 7 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 8 The new vehicle access shall be 5.0 metres wide and shall be formed by way of a dropped kerb vehicle crossing.
- 9 The flat roofs of the development hereby approved shall not be used for sitting out and no furniture, including tables and chairs, shall be placed on or fixed to the roofs.