

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 2 November 2011
South

Place: Roding Valley High School, Brook Road, Loughton, Essex IG10 3JA **Time:** 7.30 - 10.10 pm

Members Present: Ms S Watson (Chairman), B Sandler (Vice-Chairman), R Barrett, Mrs T Cochrane, R Cohen, D Dodeja, C Finn, Ms J Hart, J Knapman, L Leonard, J Markham, G Mohindra, Mrs C Pond, Mrs P Richardson, H Ulkun, Mrs L Wagland and D Wixley

Other Councillors: -

Apologies: J Hart, K Angold-Stephens, K Chana, A Lion, P Spencer and Mrs J Sutcliffe

Officers Present: S Solon (Principal Planning Officer), C Neilan (Landscape Officer & Arboriculturist), S G Hill (Senior Democratic Services Officer), L Eales (Youth Council Administrator) and G J Woodhall (Democratic Services Officer)

36. 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.

37. ELECTION OF VICE-CHAIRMAN

In the absence of the Chairman, the Vice-Chairman took over the Chairmanship and requested nominations for the now vacant role of Vice-Chairman.

Resolved:

(1) That Councillor B Sandler be elected Vice-Chairman for the duration of the meeting.

38. MINUTES

RESOLVED:

(1) That the minutes of the meeting held on 5 October 2011 be taken as read and signed by the Chairman as a correct record.

39. DECLARATIONS OF INTEREST

(a) 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 in Epping Forest. The Councillor had determined that his interest was

not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- TPO/25/11 7 Ardmore Lane, Buckhurst Hill; and
- TPO/10/11 Hazelwood, Loughton.

(b) Pursuant to the Council's Code of Member Conduct, Councillor Ms S Watson declared a personal interest in the following item of the agenda, by virtue of having a family member living in Hazelwood. The Councillor had determined that her interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- TPO/10/11 Hazelwood, Loughton.

(c) Pursuant to the Council's Code of Member Conduct, Councillors J Knapman, 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 determined that their interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/1497/11 Manor Hall, 144 Manor Road, Chigwell;
- EPF/1637/11 6 Millwell Crescent, Chigwell;
- EPF/1671/11 Land adj 14 Ely Place, Chigwell;
- EPF/1699/11 15 Chigwell Rise, Chigwell;
- EPF/1732/11 Lingmere, Vicarage Lane, Chigwell;
- EPF/1745/11 1 Pudding Lane, Chigwell;
- EPF/1857/11 20 Lechmere Avenue, Chigwell;
- EPF/1895/11 49 Lee Grove, Chigwell; and
- EPF/1896/11 49 Lee Grove, Chigwell.

(d) 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 item of the agenda, by virtue of being members of Loughton Town Council. The Councillors had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1616/11 1 Majorams Avenue, Loughton.

(e) Pursuant to the Council's Code of Member Conduct, Councillors D Dodeja 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 that their interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1686/11 9 Field Close, Buckhurst Hill.

(f) Pursuant to the Council's Code of Member Conduct, Councillor D Dodeja declared a personal interest in the following item of the agenda, by virtue of being acquainted with the resident of the property. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1857/11 20 Lechmere Avenue, Chigwell.

40. ANY OTHER BUSINESS

The Democratic Services Officer reported that there was no other urgent business for consideration by the Sub-Committee.

41. CONFIRMATION OF TREE PRESERVATION ORDER EPF/25/11 - 7 ARDMORE LANE, BUCKHURST HILL

The Principal Landscape Officer presented a report on the confirmation of a Tree Preservation Order at 7 Ardmore Lane in Buckhurst Hill.

The Principal Landscape Officer reported that the property had a large, prominent cedar tree in the front garden, which made a significant positive contribution to the street scene. Consequently, the tree was considered to be an important feature within the street scene and the confirmation of the existing tree preservation order had been recommended without modification.

The Sub-Committee was informed that the executors of the estate of the owner had objected to the confirmation of the Order, on the following grounds:

(i) The confirmation of the preservation order would have a detrimental effect on the value of the property. One prospective purchaser had already withdrawn following a surveyor's report. The property had now been unoccupied for eleven months and it was feared that the property would be unsellable due to the tree and its preservation order.

(ii) The tree was obtrusive to the property and obstructed light from the rooms to the front of the house. The house was north facing and the tree blocked the little light available to the front of the property.

(iii) The needles from the cedar tree blocked gutters and downpipes when they dropped from the tree. They also became slippery and wet on the pavement, which would have health and safety implications for passing pedestrians.

(iv) The tree was too large for the space available in the front garden, and was not upright but leaned towards the adjacent property.

(v) There was a more imposing cedar in the grounds of Braeside School, therefore the cedar at 7 Ardmore Lane was neither a singular specimen nor the best in the area.

The Principal Landscape Officer responded to the Objector's points as follows:

- The value of a property was not a planning consideration, and the majority of trees that could cause subsidence of adjoining properties actually did not.
- There was no evidence that such properties with large trees in their front gardens were unsellable.
- The property was north facing, and as such the front rooms would never receive direct sunlight. The tree had been crown lifted and was fairly open aspected, which would allow light into the property.
- It was accepted that the tree would drop debris into the guttering, however this problem could be minimised through judicious pruning of the tree, provided the overall shape of the tree was retained.
- The presence of a mature cedar elsewhere did not detract from the value of this tree, being prominent within the street scene and providing balance with other trees.

The Principal Landscape Officer concluded that trees in urban areas provided value and benefit to the community. The tree in question in question could be crown lifted again to alleviate some of the light concerns, whilst there was no evidence of any subsidence being caused by the tree at the current time. The majority of the Sub-Committee concurred with the Officer's assessment and confirmed the Order.

Resolved:

(1) That Tree Preservation Order TPO/25/11 at 7 Ardmore Lane in Buckhurst Hill be confirmed without modification.

42. NON CONFIRMATION OF TREE PRESERVATION ORDER - EPF/10/11 HAZELWOOD, LOUGHTON

The Principal Landscape Officer presented a report regarding Tree Preservation Order TPO/10/11 in Hazelwood, Loughton.

The Principal Landscape Officer reported that the Order was intended to protect a number of trees that had originally been covered by an area order made in 1970. Following the sealing of the document but prior to the serving of the Order, it was discovered that some trees within Upper Park had also been included so the title of the Order was incorrect, and that some important trees had been omitted in error. A new replacement Order TPO/26/11 had been sealed and served to rectify these omissions, and the Sub-Committee was requested to not confirm the original, erroneous Order.

Resolved:

(1) That Tree Preservation Order 10/11 in Hazelwood, Loughton be not confirmed.

43. DEVELOPMENT CONTROL

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

Resolved:

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

44. 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