

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 4 January 2012
South

Place: Roding Valley High School, Brook Road, Loughton, Essex IG10 3JA **Time:** 7.30 - 9.24 pm

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

Other Councillors:

Apologies: K Angold-Stephens, D Dodeja and Mrs J Sutcliffe

Officers Present: N Richardson (Assistant Director (Development Control)), A Hendry (Democratic Services Officer), S G Hill (Senior Democratic Services Officer) and R Perrin (Democratic Services Assistant)

54. 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.

55. MINUTES

RESOLVED:

- (1) That the minutes of the meeting held on 2 November 2011 be taken as read and signed by the Chairman as a correct record; and
- (2) That the minutes of the meeting held on 12 December 2011 be taken as read and signed by the Chairman as a correct record, subject to the Declaration of Interests (e) being amended to read 'the Campaign to Protect Rural England and not 'Campaign for the Preservation of Rural England'; and also that Councillor Sutcliffe knew both the objectors.

56. DECLARATIONS OF INTEREST

a) Pursuant to the Council's Code of Member Conduct, Councillors K Chana, G Mohindra, J Knapman, L Wagland, A Lion and B Sandler declared personal interests in the following item of the agenda by virtue of being members 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/1732/11 - Lingmere, Vicarage Lane, Chigwell.

b) Pursuant to the Council's Code of Member Conduct, Councillor J Knapman declared a personal interest in the following item by virtue of being the Portfolio Holder for Waste Management. The Councillor had determined that his interest was not prejudicial and that he would stay in the meeting for the consideration of the applications and voting thereon:

- EPF/2320/11 – 182 Roding Road, Loughton.

c) Pursuant to the Council's Code of Member Conduct, Councillors S Watson and H Ulkaun declared personal interests in the following item of the agenda by virtue of being members of Buckhurst Hill 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/2225/11 – Wentworth Court, Albert Road, Buckhurst Hill.

d) Pursuant to the Council's Code of Member Conduct, Councillor D Wixley declared a personal interest in the following item by virtue of being a Tree Warden. The Councillor had determined that his interest was not prejudicial and that he would stay in the meeting for the consideration of the applications and voting thereon:

- EPF/2332/11 – Four Winds, Baldwin's Hill, Loughton;
- EPF/1732/11 – Lingmere, Vicarage Lane, Chigwell.

e) Pursuant to the Council's Code of Member Conduct, Councillors C Pond, L Leonard, J Markham and R Cohen declared a personal interest in the following item 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:

- EPF/2102/11 – 3 Church Hill, Loughton.

f) Pursuant to the Council's Code of Member Conduct, Councillor D Wixley declared a personal interest in the following item by virtue of being a member of Loughton Town Council and knowing the Chairman of Loughton Cricket Club. The Councillor had determined that his interest was not prejudicial and that he would stay in the meeting for the consideration of the applications and voting thereon:

- EPF/2102/11 – 3 Church Hill, Loughton.

g) Pursuant to the Council's Code of Member Conduct, Councillors C Pond, L Leonard, J Markham, R Cohen, D Wixley, C Finn, Jennie Hart and T Cochrane declared a personal interest in the following item by virtue of being members of the Loughton Resident's Association who had put in a submission on this application. 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/2320/11 – 182 Roding Road, Loughton.

h) Pursuant to the Council's Code of Member Conduct, Councillor P Richardson declared a personal interest in the following items by virtue of being a member of Loughton Town Council. The Councillor had determined that her interest was not prejudicial and that she would stay in the meeting for the consideration of the applications and voting thereon:

- EPF/2332/11 – Four Winds, Baldwin's Hill, Loughton;
- EPF/2102/11 – 3 Church Hill, Loughton;
- EPF/2320/11 – 182 Roding Road, Loughton.

i) Pursuant to the Council's Code of Member Conduct, Councillor C Pond declared a personal interest in the following item by virtue of being a member of Loughton Town Council. The Councillor had determined that her interest was not prejudicial and that she would stay in the meeting for the consideration of the applications and voting thereon:

- EPF/2332/11 – Four Winds, Baldwin's Hill, Loughton.

j) Pursuant to the Council's Code of Member Conduct, Councillor Jennie Hart declared a personal interest in the following item by virtue of knowing the neighbour of 3 Church Hill. The Councillor had determined that her interest was not prejudicial and that she would stay in the meeting for the consideration of the applications and voting thereon:

- EPF/2102/11 – 3 Church Hill, Loughton.

k) Pursuant to the Council's Code of Member Conduct, Councillor James Hart declared a personal interest in the following items by virtue of knowing the applicant. The Councillor had determined that his interest was prejudicial and that he would leave the meeting for the consideration of the applications and voting thereon:

- EPF/2332/11 – Four Winds, Baldwin's Hill, Loughton.

57. ANY OTHER BUSINESS

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

58. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 5 be determined as set out in the attached schedule to these minutes.

59. 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/2332/11
SITE ADDRESS:	Four Winds Baldwin's Hill Loughton Essex IG10 1SE
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	TPO/EPF/16/89 T2 (T3 on TPO) - Cypress – Selective branch reduction, as specified G1 & T3, (A1 on TPO) - Holly - Fell T4 & T5 – Holly – Crown reduce by up to 1.5 metres of branch length
DECISION:	Grant 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=532812

CONDITIONS

- 1 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/1732/11
SITE ADDRESS:	Lingmere Vicarage Lane Chigwell Essex IG7 6LQ
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Demolition of existing dwelling and erection of four detached dwellings, conversion of existing Coach House to a dwelling.
DECISION:	Deferred

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=530629

Insufficient planning justification accompanies this application and the Committee therefore have deferred this item so that officers can invite this applicant to reconsider extending their £25,000 unilateral undertaking, which would mitigate against the potential harm this higher density development would have on the street scene and the overall ambience of this edge of Green Belt locality, given the proposed loss of trees and the opening up of the site. In particular, an affordable housing contribution is considered necessary to offset this potential harm.

Report Item No: 3

APPLICATION No:	EPF/2102/11
SITE ADDRESS:	3 Church Hill Loughton Essex IG10 1QP
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Change of use from dwelling (C3) to pre-school day-nursery (D1)
DECISION:	Grant 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=532018

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 will be completed strictly in accordance with the approved drawings nos: (10) 001 Revision A, (11) 001 Revision C, (21) 001 Revision A, (21) 002 Revision A, (21) 003 Revision A, (20) 001 Revision A and (20) 002 Revision A. Supporting Planning Statement with Appendix 1 and Appendix 2.
- 3 The Nursery/ Daycare use hereby permitted shall not be open to customers outside the hours of 7:30 am to 18:30 pm Monday to Friday only and not at all on Saturdays, Sundays or Bank/Public Holidays, unless otherwise agreed in writing by the Local Planning Authority.
- 4 There shall be no more than 45 children at the daycare/ nursery premises at any given time.
- 5 Prior to the use hereby approved commencing, two car parking spaces shall be marked out on the ground of the driveway of the site, off the Uplands, stating 'Staff Parking Only' and be retained as such thereafter.
- 6 The premises shall be used solely for Pre-School Day Nursery and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town & Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order.

- 7 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant 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.
- 8 No development shall take place until details have been submitted and agreed in writing by the Local Planning Authority showing the position and extent of the outdoor playing area.
- 9 The number of children in the outdoor playing area at any one time shall not exceed 20.
- 10 Prior to first occupation and use of the development hereby approved, a Travel Plan, which shall include monitoring, shall be submitted to and approved in writing by the Local Planning Authority. The provision of the Travel Plan shall be adhered to at all times, unless otherwise approved in writing by the Local Planning Authority.

Report Item No: 4

APPLICATION No:	EPF/2225/11
SITE ADDRESS:	Wentworth Court Albert Road Buckhurst Hill Essex IG9 6EH
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Retrospective application for provision of bin store area at front of site, with timber doors, existing close boarded fence to rear, and roofed over with cement fibre artificial grey slates.(Revised application now including sealing of all air gaps in the bin store served by the first two sets of double doors closest to the block, and provision of mechanical air extraction.
DECISION:	Grant 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=532435

CONDITIONS

- 1 The doors to the bin enclosure hereby approved shall be closed at all times except when being used for the deposit of refuse, and the bolts/mechanisms for ensuring the doors are closed shall be serviced and maintained on a permanent basis.
- 2 The section of the bin enclosure closest to the block of flats at Wentworth Court, and accessed by way of two sets of double doors as indicated on drawing no. EDEN/BS/01A, shall only be used for the deposit of recyclable items in five bins.
- 3 The sealing of air gaps in that part of the enclosure to be used for storage of recyclable items, and the provision of mechanical ventilation to that part of the enclosure to be used for storage of general waste, shall be carried out within three months of the date of this decision. Once implemented these measures shall be retained, and repaired as necessary, on a permanent basis.
- 4 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: EDEN/BS/01A and EDEN/BS/02A, together with the proposals detailed in the agents letter from Mr. S Ellis dated 24/10/11.

Report Item No: 5

APPLICATION No:	EPF/2320/11
SITE ADDRESS:	182 Roding Road Loughton Essex IG10 3BS
PARISH:	Loughton
WARD:	Loughton Roding
APPLICANT:	Mr Vijay Patel
DESCRIPTION OF PROPOSAL:	Demolition of the existing house and garage. Construction of a block of four one-bedroom flats; new vehicle access cross-over and external landscaping.
RECOMMENDED DECISION:	Grant 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=532788

The Committee's attention was drawn to a letter of representation from 180 Roding Road.

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 will be completed strictly in accordance with the approved drawings nos: 14420/P/50, 51, 52, 53, 54, 55, 56, 57A, 57A, 58A, Location Plan A, SP-100 D.
- 3 No construction works above ground level shall have taken place until documentary and photographic 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.
- 4 The proposed window opening in the north east flank elevation shall be 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.
- 5 Prior to the commencement of the development elevation details of the refuse storage facility, shall be submitted to the Local Planning Authority for approval. The agreed scheme shall be implemented prior to the first occupation of the development and thereafter be permanently retained.

- 6 The proposed development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, including any parking spaces for the mobility impaired, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development,
- 7 The cycle parking facilities as indicated on the submitted plans shall be provided prior to the first occupation of the development and permanently retained thereafter.
- 8 Notwithstanding the requirements of condition 2 of this permission, the development shall not be commenced until details of the main entrance and associated porch of the development hereby approved 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.
- 9 All material demolished from the existing building shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 10 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 11 No development shall take place until a Phase 1 Land Contamination investigation has been carried out. A protocol for the investigation shall be submitted to and approved in writing by the Local Planning Authority before commencement of the Phase 1 investigation. The completed Phase 1 report shall be submitted to and approved by the Local Planning Authority prior to the commencement of any necessary Phase 2 investigation. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the Phase 2 site investigation condition that follows]
- 12 Should the Phase 1 Land Contamination preliminary risk assessment carried out under the above condition identify the presence of potentially unacceptable risks, no development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model

Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.

[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]

- 13 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]
- 14 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report (referred to in PPS23 as a Validation Report) that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
- 15 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.
- 16 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
1. The parking of vehicles of site operatives and visitors
 2. Loading and unloading of plant and materials
 3. Storage of plant and materials used in constructing the development
 4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 5. Measures to control the emission of dust and dirt during construction
 6. A scheme for recycling/disposing of waste resulting from demolition and construction works.

- 17 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.
- 18 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant 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.
- 19 All construction/demolition works and ancillary operations, including vehicle movement on 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.

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