

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 28 March 2012
South

Place: Roding Valley High School, Brook Road, Loughton, Essex IG10 3JA **Time:** 7.30 - 9.20 pm

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

Other Councillors:

Apologies: K Angold-Stephens, K Chana, C Finn, A Lion, Mrs C Pond, H Ulkun, Mrs L Wagland and D Wixley

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

74. 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.

75. MINUTES

RESOLVED:

That the minutes of the last meeting of the Sub-Committee held on 29 February 2012 be agreed.

76. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors Mrs T Cochrane, R Cohen, Ms J Hart, L Leonard and J Markham declared personal interests in the following item 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 would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0233/12 3 Brancaster Place, Church Hill, Loughton

(b) Pursuant to the Council's Code of Member Conduct, Councillor Ms J Hart declared a personal interest in the following item of the agenda, by virtue of having spoken to the applicant involved. The Councillor had determined that her interest was

not prejudicial and that she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2610/11 206 Queens Road, Buckhurst Hill

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

- EPF/0158/12 3 Little Dragons, Loughton; and
- EPF/0233/12 3 Brancaster Place, Church Hill, 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 having met the neighbours at No 2 Brancaster Place, Church Hill, Loughton. The Councillor had determined that his interests were not prejudicial and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0233/12 3 Brancaster Place, Church Hill, Loughton

(e) 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 being a member of Buckhurst Hill Parish Council and also having spoken to the applicant involved. The Councillor added that she had been present at the local planning meeting, but did not participate in the meeting. The Councillor had determined that her interest was not prejudicial and that she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2610/11 206 Queens Road, 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 a member of Buckhurst Hill Parish Council and also by knowing the applicant. The Councillor had determined that his interests were not prejudicial and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2610/11 206 Queens Road, Buckhurst Hill

(g) Pursuant to the Council's Code of Member Conduct, Councillors J Knapman, G Mohindra and B Sandler declared a personal interest in the following items of the agenda by virtue of being members of the Chigwell Parish Council. The Councillors had determined that their interests were not prejudicial and that they would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/2542/11 11 Daleside Gardens, Chigwell; and
- EPF/0003/12 Roding Cottage, Roding Lane, Chigwell

(h) Pursuant to the Council's Code of Member Conduct, Councillors J Knapman, G Mohindra and B Sandler declared a personal interest in the following item of the agenda by virtue of the applicant being a member of Chigwell Parish Council. The Councillors had determined that their interests were prejudicial and that they would leave the meeting for the consideration of the application and voting thereon, in the case of Councillor B Sandler, he advised that he would address the Sub-Committee for up to 3 minutes, from the public speaker's seat, and then leave the meeting:

- EPF/2601/11 Land adjoining Rest Harrow, The Kennels, Millers Lane, Chigwell

(i) Pursuant to the Council's Code of Member Conduct, Councillors J Knapman and B Sandler declared a personal interest in the following item of the agenda by virtue of knowing the applicant's agent who was registered to speak. The Councillors determined that their interests were prejudicial and that they would leave the meeting for the consideration of the application and voting thereon:

- EPF/2610/11 206 Queens Road, Buckhurst Hill

77. ANY OTHER BUSINESS

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

78. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 8 be determined as set out in the attached schedule to these minutes.

79. 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.

80. EXCLUSION OF PUBLIC AND PRESS

CHAIRMAN

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Minute Item 78

Report Item No: 1

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| APPLICATION No: | EPF/0158/12 |
| SITE ADDRESS: | 3 Little Dragons Loughton Essex IG10 4DG |
| PARISH: | Loughton |
| WARD: | Loughton Forest |
| DESCRIPTION OF PROPOSAL: | TPO/CHI/04/70 T1 - Sycamore - Fell |
| 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=534612

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.

Report Item No: 2

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| APPLICATION No: | EPF/0233/12 |
| SITE ADDRESS: | 3 Brancaster Place Church Hill Loughton Essex IG10 1QN |
| PARISH: | Loughton |
| WARD: | Loughton St Marys |
| DESCRIPTION OF PROPOSAL: | TPO/EPF/03/94 T2 - Horse Chestnut - Fell |
| 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=534868

CONDITIONS

- 1 The work authorised by this consent shall not be carried out unless the Local Planning Authority shall be given, in writing, 5 working days notice of such work.

Report Item No: 3

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| APPLICATION No: | EPF/0568/11 |
| SITE ADDRESS: | Land to the south of Roding Lane Buckhurst Hill Essex IG9 6BJ |
| PARISH: | Buckhurst Hill |
| WARD: | Buckhurst Hill East |
| DESCRIPTION OF PROPOSAL: | TPO/EPF/110/10 W1 - Woodland management as specified in attached management plan |
| DECISION: | Withdrawn from agenda |

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=526550

Report Item No: 4

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| APPLICATION No: | EPF/0567/11 |
| SITE ADDRESS: | Land on south side of Roding Lane, opposite junction with Rous Road and adjoining Buckhurst Hill Football Club Buckhurst Hill Essex IG9 |
| PARISH: | Buckhurst Hill |
| WARD: | Buckhurst Hill East |
| DESCRIPTION OF PROPOSAL: | Carrying out of site management works to land, consisting of clearing ditch, digging out of pond, and levelling of earth mounds. |
| DECISION: | Withdrawn from Agenda |

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=526549

Report Item No: 5

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| APPLICATION No: | EPF/2542/11 |
| SITE ADDRESS: | 11 Daleside Gardens Chigwell Essex IG7 6PR |
| PARISH: | Chigwell |
| WARD: | Chigwell Village |
| DESCRIPTION OF PROPOSAL: | Loft conversion including a side and rear two storey extension and a single and part two storey front extension including landscaping to the front. (Revised application) |
| 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=533653

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. Such materials include plain clay tiles for the roof, plain clay hanging tiles and soft red or brown brick to the projecting gable to the front elevation and white painted render to the remainder of the external walls. Quoins, stone dressings and stone balustrades shall not be used.
- 3 Prior to first occupation of the development hereby approved, the proposed roof lights and the window opening(s) on the first floor of the flank 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.

Report Item No: 6

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| APPLICATION No: | EPF/2601/11 |
| SITE ADDRESS: | Land adjoining Rest Harrow The Kennels Millers Lane Chigwell Essex IG7 6DG |
| PARISH: | Chigwell |
| WARD: | Chigwell Row |
| DESCRIPTION OF PROPOSAL: | Demolish existing kennels and build a new two bedroom house. Change of use of land to residential. |
| DECISION: | Refused Permission |

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=533933

REASON FOR REFUSAL

- 1 The site lies within the Metropolitan Green Belt where there is a presumption against inappropriate development except in very special circumstances. Adopted Local Plan policy GB2A clearly defines what can be classed as appropriate development and this proposal does not fall within any of the deemed acceptable uses within the Green Belt. Whilst the applicant has advanced a case of very special circumstances, no such exceptional circumstances are apparent in this case that would be sufficient to outweigh the normal presumption against inappropriate development. In addition, any new development must safeguard the character of the countryside. The proposal to change the entire use of land into residential curtilage will further encroach upon the land, and is therefore clearly not appropriate, neither does it safeguard the character of the countryside. The proposals are therefore contrary to the advice contained in Planning Policy Guidance Note 2 and would conflict with Policy GB2A of the Adopted Local Plan and Alterations.
- 2 The Council's policies seek to protect employment sites from redevelopment or change of use to other land uses. No supporting evidence has been provided to clearly demonstrate the site has been actively marketed for a reasonable period for the present use or for a satisfactory alternative community need. As such this fails to comply with policies E4A and E4B of the Adopted Local Plan and Alterations.
- 3 The site is situated in a rural and unsustainable location, isolated from public transport or local facilities, therefore encouraging dependence on private car use which is contrary to the aims and objectives of policies CP1, CP2, CP3, and ST1 of the Adopted Local Plan and Alterations.

- 4 The proposal will result in a new building that is larger and bulkier than the present built form on site. This will further encroach into the Green Belt, and result in a conspicuous building that will harm its openness and rural character. This therefore fails to accord with policies DBE4, CP2 and GB7A of the Adopted Local Plan and Alterations.

Report Item No: 7

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| APPLICATION No: | EPF/2610/11 |
| SITE ADDRESS: | 206 Queens Road Buckhurst Hill Essex IG9 5AX |
| PARISH: | Buckhurst Hill |
| WARD: | Buckhurst Hill West |
| DESCRIPTION OF PROPOSAL: | Demolition of existing detached house and erection of replacement dwelling, front wall with piers and railings. |
| 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=533973

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 2278B-01, 02a, 03a, 04a, 05, 06a, 07, TPC_QR 1 Issue A.
- 2 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.
- 3 If any tree, shrub or hedge shown to be retained in accordance with the approved plan, TPC_QR_01 Issue A, is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.
- 4 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan and Arboricultural Method Statement in accordance with BS:5837:2005 (Trees in relation to construction) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved Tree Protection Plan and Arboricultural Method Statement unless the Local Planning Authority gives its written consent to any variation.
- 5 No development shall take place, including site clearance or other preparatory work, until full details of hard and soft landscape works (including tree planting) and implementation programme 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 and car parking layout. 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.

- 6 All window openings in the flank elevations of the house hereby approved 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.
- 7 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 1, Classes A and B shall be undertaken without the prior written permission of the Local Planning Authority.
- 8 Wheel washing or other cleaning facilities for vehicles leaving the site shall be installed and maintained in working order prior to the commencement of the development. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 9 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.
- 10 All material excavated from below ground works and materials from the demolished building shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 11 Prior to the commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.

Report Item No: 8

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| APPLICATION No: | EPF/0003/12 |
| SITE ADDRESS: | Roding Cottage Roding Lane Chigwell Essex IG7 6BE |
| PARISH: | Chigwell |
| WARD: | Chigwell Village |
| DESCRIPTION OF PROPOSAL: | Removal of agricultural occupancy condition attached to CHI/173.A/70. |
| 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=534015

CONDITIONS

NONE

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