

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 30 May 2012
South

Place: Roding Valley High School, Brook Road, Loughton, Essex IG10 3JA **Time:** 7.30 - 9.32 pm

Members Present: J Hart (Chairman), Ms S Watson (Vice-Chairman), K Angold-Stephens, G Chambers, Mrs T Cochrane, R Cohen, C Finn, Ms J Hart, J Knapman, H Mann, G Mohindra, Mrs C Pond, B Sandler, Mrs T Thomas, Mrs L Wagland and N Wright

Other Councillors:

Apologies: K Chana, L Girling, A Lion, J Markham, S Murray and D Wixley

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

1. 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.

2. ELECTION OF CHAIRMAN AND APPOINTMENT OF VICE CHAIRMAN

RESOLVED:

To note that following annual Council on 22 May 2012, Councillor J Hart was appointed Chairman and Councillor S Watson was appointed Vice-Chairman of Area Plans Sub-Committee South.

3. MINUTES

RESOLVED:

That the minutes of the last meeting of the Sub-Committee held on 25 April 2012 be agreed.

4. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors R Cohen, K Angold-Stephens, C Pond, T Cochrane, C Finn, Ms J Hart, T Thomas and H Mann declared a personal interest in the following items of the agenda by virtue of being members of Loughton Residents Association. The Councillors had determined that

their interest was not prejudicial and they would stay in the meeting for the consideration of the applications and voting thereon:

- EPF/0193/12 The Last Post, 227 High Road, Loughton
- EPF/0323/12 Sports Pavilion, Langston Road, Loughton
- EPF/0339/12 29 The Broadway, Loughton
- EPF/0485/12 Land to rear of 92 and 94 Roding Road, Loughton

(b) Pursuant to the Council's Code of Member Conduct, Councillors, K Angold-Stephens, C Pond, T Thomas and H Mann 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 interest was not prejudicial and they would stay in the meeting for the consideration of the applications and voting thereon:

- EPF/0444/12 84 & 86 England's Lane, Loughton
- EPF/0464/12 1 & 2 Woodbury Hollow Cottages, (and Land to Rear), Woodbury Hill, Loughton

(c) Pursuant to the Council's Code of Member Conduct, Councillor L Wagland declared a personal interest in the following item of the agenda by virtue of knowing the applicant. The Councillors had determined that her interest was prejudicial and she would leave the meeting for the consideration of the application and voting thereon:

- EPF/0464/12 1 & 2 Woodbury Hollow Cottages, (and Land to Rear), Woodbury Hill, Loughton

(d) Pursuant to the Council's Code of Member Conduct, Councillors L Wagland, B Sandler and J Knapman declared a personal interest in the following item of the agenda by virtue of being members of Chigwell Parish Council. The Councillors had determined that their interest was not prejudicial and they would stay in the meeting for the consideration of the application and voting thereon:

- EPF/0516/12 48 Stradbroke Drive, Chigwell

(e) Pursuant to the Council's Code of Member Conduct, Councillor G Mohindra declared a personal interest in the following item of the agenda by virtue of being a member of Chigwell Parish Council and knowing the applicant's agent. The Councillor had determined that his interest was not prejudicial and he would stay in the meeting for the consideration of the application and voting thereon:

- EPF/0516/12 48 Stradbroke Drive, Chigwell

(f) Pursuant to the Council's Code of Member Conduct, Councillors G Chambers, S Watson and N Wright declared a personal interest in the following items of the agenda by virtue of being members of Buckhurst Hill Parish Council. The Councillors had determined that their interest was not prejudicial and they would stay in the meeting for the consideration of the application and voting thereon:

- EPF/0601/12 23 Princes Road, Buckhurst Hill
- EPF/0608/12 181 Princes Road, Buckhurst Hill

5. ANY OTHER BUSINESS

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

6. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 9 be determined as set out in the attached schedule to these minutes.

7. 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

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Minute Item 6

Report Item No: 1

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| APPLICATION No: | EPF/0193/12 |
| SITE ADDRESS: | The Last Post 227 High Road Loughton IG10 1BB |
| PARISH: | Loughton |
| WARD: | Loughton St Marys |
| DESCRIPTION OF PROPOSAL: | Change of use of section of pavement to front of pub to provide external eating and drinking area, to be open between 9 am and 8pm Monday to Sunday. |
| DECISION: | Grant Permission (With Conditions) Time Limited Use |

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=534775

CONDITIONS

- 1 The use hereby permitted shall cease on or before the expiry of one year from the date of this temporary approval.
- 2 The size of the outdoor seating area hereby approved shall not exceed the dimensions indicated on plan number 6775/03 Rev B hereby approved, and the 1.1m high barrier system in the position shown on the plan shall be erected and retained at all times when the seating area is available for use.
- 3 The outside seating area shall be only available for use between the hours of 9am to 8pm, and this area shall be kept clear of all furniture, including the barrier system approved, between the hours of 8.30pm and 8.30am the following day.
- 4 The use hereby approved shall not be commenced until revised details of the appearance and materials of construction of the barrier referred to in conditions 2 and 3 of this permission have been submitted to and approved in writing by the Local Planning Authority. The barrier erected shall be in accordance with the details approved.
- 5 The external eating and drinking area hereby approved shall be laid out in a manner that allows unrestricted wheelchair access to both access ramps leading to the main entrance. For the purposes of this condition that shall include maintaining an area 1.5m by 1.5m at the bottom of each ramp clear of any obstruction and maintaining a clear unobstructed route to those areas from the edge of the eating and drinking area that is at least 800mm wide.

Report Item No: 2

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| APPLICATION No: | EPF/0323/12 |
| SITE ADDRESS: | Sports Pavilion Langston Road Loughton Essex IG10 3TQ |
| PARISH: | Loughton |
| WARD: | Loughton Broadway |
| DESCRIPTION OF PROPOSAL: | Change of use of existing office to the front of the Sport Academy at Langston Road, for use as an Operating Centre for Private Hire and Hackney Carriage work. |
| DECISION: | Grant 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=535195

Members made it clear that it is only the precise circumstances of the proposal and application site that persuaded them that planning permission should be granted.

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: 3

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| APPLICATION No: | EPF/0339/12 |
| SITE ADDRESS: | 29 The Broadway Loughton Essex IG10 3SP |
| PARISH: | Loughton |
| WARD: | Loughton Broadway |
| DESCRIPTION OF PROPOSAL: | Change of use from A1 Retail to A2 Financial and Professional Services. |
| DECISION: | Refer to District Development Control Committee |

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=535244

Members referred this item to the District Development Control Committee with a recommendation that planning permission be refused on the basis that the circumstances of the Broadway town centre, which has a very low level of vacant shop premises and a low proportion of non-retail frontage, are such that the use of the application site for purposes within Use Class A2 would be harmful to the vitality and viability of the Broadway as a shopping area. Members found Local Plan Policy TC4 does not properly serve to safeguard the vitality and viability of the Broadway and were of the opinion it should not be used to assess the merits of proposed changes of use of shop premises in the Broadway. Members considered policy TC4 to be out of date in respect of circumstances in the Broadway and took the view that a much more restrictive approach to proposed changes of use from retail use should be taken in that town centre.

Report Item No: 4

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| APPLICATION No: | EPF/0444/12 |
| SITE ADDRESS: | 84 & 86 England's Lane Loughton Essex IG10 2QQ |
| PARISH: | Loughton |
| WARD: | Loughton St Johns |
| DESCRIPTION OF PROPOSAL: | Loft extension to adjoining properties. |
| DECISION: | Grant Permission (Subject to Legal Agreement) |

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=535655

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 works hereby approved to 84 and 86 Englands Lane shall be carried simultaneously. Should works to one house be commenced more than 14 days prior to works starting at the neighbouring attached house, those works shall cease and not recommence until works to the attached house have also been commenced. No work to form the dormer windows hereby approved shall be commenced until the ridge of both houses has been raised and roof slopes formed to the height and pitch shown on the approved plans.
- 3 The development hereby permitted will be completed strictly in accordance with the approved drawing numbers 1 -7 as numbered by the Local Planning Authority.
- 4 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.

Subject to the completion, within 6 months of a resolution to grant planning permission, an agreement under section 106 of the Town and Country Planning Act 1990 requiring the owners of 84 and 86 Englands Lane to carry out the approved works to both houses simultaneously and, in the event of a breach, to carry out works to return the roof enlarged to its original condition.

Report Item No: 5

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| APPLICATION No: | EPF/0464/12 |
| SITE ADDRESS: | 1 & 2 Woodbury Hollow Cottages (And Land to Rear) Woodbury Hill Loughton Essex IG10 1JD |
| PARISH: | Loughton |
| WARD: | Loughton St Johns |
| | Change of use of part of land within the site for use as residential garden and retention of shed and greenhouse. |
| | 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=535745

CONDITIONS

- 1 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 E of Part 1 of Schedule 2 to the Order shall be undertaken within the curtilage of 1 & 2 Woodbury Hollow Cottages without the prior written permission of the Local Planning Authority.
- 2 Land within the application site west of the land shown hatched on drawing 1139 2 Rev. a, shall not be used for residential purposes and shall not be included within the curtilage of 1 & 2 Woodbury Hollow Cottages. 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 fence, wall or other means of enclosure generally permitted by virtue of Class A of Part 2 of Schedule 2 to the Order shall be erected on the land, other than on its northern, western and southern boundaries with neighbouring land, without the prior written permission of the Local Planning Authority.
- 3 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 hard surface generally permitted by virtue of Part 2, Class F shall be provided on the land shown hatched on drawing 1139 2 rev. a.

Report Item No: 6

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| APPLICATION No: | EPF/0485/12 |
| SITE ADDRESS: | Land to rear of 92 and 94 Roding Road Loughton Essex IG10 3EF |
| PARISH: | Loughton |
| WARD: | Loughton Roding |
| DESCRIPTION OF PROPOSAL: | Erection of two bedroom one and a half storey detached dwelling with one off street car parking space. (Revised Application) |
| DECISION: | Refuse 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=535794

REASON FOR REFUSAL

- 1 The proposed house, by reason of its unsympathetic design and constrained siting in the rear gardens of modest dwellings, would appear in sharp contrast to its surroundings. As a consequence it would appear as an inappropriate form of development that would detract from the character and appearance of the locality. The proposal is therefore contrary to national planning policy set out in the National Planning Policy Framework and to policies CP2, CP3 and DBE1 of the adopted Local Plan and Alterations.

Report Item No: 7

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| APPLICATION No: | EPF/0516/12 |
| SITE ADDRESS: | 48 Stradbroke Drive Chigwell Essex IG7 5QZ |
| PARISH: | Chigwell |
| WARD: | Grange Hill |
| DESCRIPTION OF PROPOSAL: | Erection of replacement dwelling. |
| DECISION: | Refuse 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=535871

Members were notified the occupants of 32, 35 and 53 Bracken Drive, together with those of 3 & 6 Stradbroke Drive had withdrawn their objections to the proposal. Members were also notified that the occupant of 37 Bracken Drive had confirmed her objection.

REASON FOR REFUSAL

- 1 By reason of its unsympathetic design, particularly in terms of its bulk, width and height, relationship to neighbouring properties and the inclusion of a two storey portico to the front elevation, the proposed house would fail to respect its setting, appear over-dominant in the street scene and consequently would be harmful to the character and appearance of the locality. The proposed house is therefore contrary to national planning policy as set out in the National Planning Policy Framework and policies CP2(iv), CP3 (v), CP7 and DBE1 of the adopted Local Plan and Alterations.

Report Item No: 8

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| APPLICATION No: | EPF/0601/12 |
| SITE ADDRESS: | 23 Princes Road Buckhurst Hill Essex IG9 5EE |
| PARISH: | Buckhurst Hill |
| WARD: | Buckhurst Hill West |
| DESCRIPTION OF PROPOSAL: | Roof alterations including raising of roof pitch and rear dormer. |
| DECISION: | Grant 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=536196

Members made clear they would like the roof to be finished in slates.

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 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 All construction/demolition works and ancillary operations 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.

Report Item No: 9

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| APPLICATION No: | EPF/0608/12 |
| SITE ADDRESS: | 181 Princes Road Buckhurst Hill Essex IG9 5DJ |
| PARISH: | Buckhurst Hill |
| WARD: | Buckhurst Hill West |
| DESCRIPTION OF PROPOSAL: | Loft conversion, raise ridge 600mm with two hip to gable roofs, two front pitched roof dormers, one rear pitched dormer and first floor pitched roof extension to rear. |
| 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=536232

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.
- 3 Within 3 months of the substantial completion of the development hereby approved, the proposed window opening in the half-dormer in the south-east flank elevation of the enlarged rear projection of the house 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.

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