

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 25 July 2012
South

Place: Roding Valley High School, Brook Road, Loughton, Essex IG10 3JA **Time:** 7.30 - 10.12 pm

Members Present: J Hart (Chairman), Ms S Watson (Vice-Chairman), K Angold-Stephens, K Chana, Mrs T Cochrane, C Finn, L Girling, Ms J Hart, L Leonard, H Mann, J Markham, Mrs C Pond, Mrs T Thomas, H Ulkun, Mrs L Wagland, D Wixley and N Wright

Other Councillors:

Apologies: G Chambers, R Cohen, J Knapman, A Lion, G Mohindra and B Sandler

Officers Present: S Solon (Principal Planning Officer), M Tovey (Planning Officer), M Jenkins (Democratic Services Assistant), S G Hill (Senior Democratic Services Officer) and S Mitchell (PR Website Editor)

16. 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.

17. MINUTES

RESOLVED:

That the notes of the last meeting of the Sub-Committee held on 27 June 2012 be agreed.

18. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors K Angold – Stephens, Mrs T Cochrane, C Finn, L Girling, Mrs J Hart, L Leonard, H Mann, Mrs C Pond, Ms T Thomas and D Wixley of the Loughton Resident's Association (LRA) declared a non pecuniary interest in the following item by virtue of the LRA having made representations on the application. The Councillors indicated that they would remain in the meeting for the consideration of the item and voting thereon:

- EPF/0743/12 112 High Road, Loughton, Essex IG10 4HJ

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs C Pond declared a non pecuniary interest in the following item of the agenda by virtue of having had conversations with the residents close to the application. The Councillor

indicated that she would remain in the meeting for the consideration of the item and voting thereon:

- EPF/0580/12 Land adjacent to 16 Grasmere Close, Loughton, Essex IG10 1SL

(c) Pursuant to the Council's Code of Member Conduct, Councillor J Hart declared a disclosable pecuniary interest in the following item of the agenda. The Councillor indicated that he would leave the meeting for the consideration of the item and voting thereon:

- EPF/0708/12 165 and 165a High Road, Loughton IG10 4LF

19. ANY OTHER BUSINESS

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

20. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 10 be determined as set out in the attached schedule to these minutes.

21. 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/0131/12
SITE ADDRESS:	Land to rear of 74-78 Walnut Way Buckhurst Hill Essex IG9 6HX
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Outline Planning Application for two semi detached two storey dwelling houses.
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=534506

In reaching their decision, Members made it clear they did not consider it appropriate to pursue a proposal to develop the application site in outline form.

Reasons for Refusal

- 1 By reason of the limited size of the application site and its relationship to neighbouring dwellinghouses and their gardens the proposed development is likely to fail to respect the character and appearance of the locality and is likely to cause excessive harm to the amenities of neighbouring properties. Accordingly, the proposal is contrary to Local Plan and Alteration policies CP2 (iv), CP7 and DBE9 which are consistent with the policies of the National Planning Policy Framework.

Report Item No: 2

APPLICATION No:	EPF/0392/12
SITE ADDRESS:	Willow Park Farm Millers Lane Chigwell Essex IG7 6DG
PARISH:	Chigwell
WARD:	Chigwell Row
DESCRIPTION OF PROPOSAL:	Continuation of use of buildings A, B, C, E, F & G and land within the application site for the purposes of storage with ancillary office (Use Class B8).
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=535484

Reasons for Refusal

- 1 By reason of the size of the application site and the buildings within it the proposed use for the primary purpose of storage (Use Class B8) would potentially generate significant activity and vehicular traffic movements including those of goods vehicles. As a consequence the proposal would have a materially greater impact on the character and amenities of the Green Belt than the lawful use of the site for agriculture. Since it is not possible to overcome these objections by planning conditions or a planning obligation the proposal is contrary to policies GB8A and ST4(iv) of the Local Plan and Alterations, which are consistent with the policies of the National Planning Policy Framework.

Report Item No: 3

APPLICATION No:	EPF/0334/12
SITE ADDRESS:	Willow Park Farm Millers Lane Chigwell Essex IG7 6DG
PARISH:	Chigwell
WARD:	Chigwell Row
DESCRIPTION OF PROPOSAL:	Demolish existing dwelling, pool building and detached garage and erect replacement two and a half storey detached dwelling and a detached single storey garage block.
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=535223

Reasons for Refusal

- 1 By reason of its height, bulk and siting the proposed replacement house would have a greater impact on the openness of the Green Belt than the existing house and its adjacent outbuildings. It is therefore inappropriate development within the Green Belt and no very special circumstances that outweigh the harm that would be caused by the proposal exist. Accordingly, the proposed development is contrary to Local Plan and Alterations policies GB2A, GB7A and GB15A, which are consistent with the policies of the National Planning Policy Framework.
- 2 By reason of its scale, detailed design and siting the proposed replacement house fails to respect its setting and the local character. Accordingly, the proposed development is contrary to Local Plan and Alterations policies DBE1 and DBE4, which are consistent with the policies of the National Planning Policy Framework.

Report Item No: 4

APPLICATION No:	EPF/0493/12
SITE ADDRESS:	The Coach House Gravel Lane Chigwell Essex
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Erection of new detached 4 bedroom dwelling, demolition of existing Coach House and existing concrete framed building. Extending stable building with store and garage, change of use of stables into storage rooms.
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=535837

Reasons for Refusal

- 1 The proposed house together with its curtilage is inappropriate development in the Green Belt. No very special circumstances that outweigh the harm the proposal would cause have been demonstrated. Accordingly, the proposal is contrary to Local Plan and Alterations policy GB2A, which is consistent with the policies of the National Planning Policy Framework.
- 2 By reason of its unsympathetic design the proposed house would fail to respect its setting and the local character. Accordingly the proposal is contrary to Local Plan and Alterations policies DBE1 and DBE4, which are consistent with the policies of the National Planning Policy Framework.

Report Item No: 5

APPLICATION No:	EPF/0580/12
SITE ADDRESS:	Land adjacent to 16 Grasmere Close Loughton Essex IG10 1SL
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	New dwelling. (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=536058

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 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 1184/301; 1184/302; 1184/303b; 1184/304.
- 4 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; 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.

- 5 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 6 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.
- 7 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed. The installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 8 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 to the house hereby approved and no enlargement or addition to its roof generally permitted by virtue of Classes A and B of Part 1, Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

Report Item No: 6

APPLICATION No:	EPF/0592/12
SITE ADDRESS:	Bald Hind Hainault Road Chigwell Essex IG7 5DW
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Minor material amendment, to approve alterations to the block of 14 flats which incorporate amendments to the internal layout, positioning of external fenestration and rearrangement of the basement car park to maximise efficiency of the development.
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=536134

Members decided they required further information from the applicant to properly assess the merits of the proposal including coloured drawings and material samples. They therefore resolved to defer making a decision on this application until sufficient information had been presented to them.

Report Item No: 7

APPLICATION No:	EPF/0595/12
SITE ADDRESS:	118 High Road Chigwell Essex IG7 5AR
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Minor material amendment to EPF/0310/10. (Demolition of an existing single dwelling house and the construction of 10 no. two bedroom apartments and 2 no. three bedroom penthouses, associated car parking provided underground and at a surface level - revised application) including changes to two windows in North and two windows in South elevations, omission of 1 chimney, addition of bays at ground floor rear with roof terraces above including privacy screens; alterations to terrace railings; provision of fresh air ventilation shafts from basement to ground floor repositioning of refuse store and parking and opening vents in roof.
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=536173

CONDITIONS

- 1 The development hereby permitted must be begun not later than 15th February 2014.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos:

11.7093 - 200 rev.B; 201 rev.B; 202 rev.B; 800 rev.P4
- 3 External materials used within the development hereby approved shall be in accordance with those listed in the 'Schedule of External Materials' (12th June 2012) approved under application reference EPF/1162/12, unless otherwise agreed in writing by the Local Planning Authority.
- 4 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed . The installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 5 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.

- 6 The development hereby approved shall proceed in accordance with the approved flood risk measures (approved under application reference EPF/0130/12) unless otherwise agreed in writing by the Local Planning Authority. The approved measures shall be undertaken prior to the first occupation of the building and thereafter maintained in accordance with the agreed details.
- 7 The development hereby approved shall proceed in accordance with the approved site levels (approved under application reference EPF/0130/12) unless otherwise agreed in writing by the Local Planning Authority.
- 8 The development hereby approved shall proceed in accordance with the approved boundary treatment (approved under application reference EPF/0689/12) unless otherwise agreed in writing by the Local Planning Authority. The approved boundary treatment shall be completed prior to the first occupation of the building.
- 9 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 10 The development hereby approved shall proceed in accordance with the approved arboricultural method statement (approved under application reference EPF/0024/12) unless otherwise agreed in writing by the Local Planning Authority. The fencing, or other protection, which is part of the approved Statement shall not be moved or removed, temporarily or otherwise, until all works, including external works have been completed and all equipment, machinery and surplus materials removed from the site.
- 11 If any tree, shrub or hedge shown to be retained in accordance with the approved plans and particulars 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.
- 12 The development hereby approved shall proceed in accordance with the approved Landscape Method Statement (approved under application reference EPF/0798/12).
- 13 The development shall not be commenced until details of the siting and external appearance of the means of storing refuse and recyclable waste on the site, together with details of landscaping measures to screen such storage facility from public view have been submitted to and approved in writing by the Local Planning Authority. The refuse and recycling store shall be constructed in accordance with the approved details prior to the occupation of the development.

Report Item No: 8

APPLICATION No:	EPF/0708/12
SITE ADDRESS:	165 & 165a High Road Loughton Essex IG10 4LF
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Refurbishment and enlargement of existing building by way of basement storage area, construction of additional storey, and erection of a four storey rear extension incorporating 5 parking spaces, extension to ground floor commercial units (12 additional flats) comprising 6 studio flats, 8 one bedroom flats and 2 three bedroom flats
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=536683

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: ESO_100, 101, 102, 103, 104, 199, 200C, 201B, 202B, 203B, 300, 301.
- 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 garages hereby approved shall be retained so that they are capable of allowing the parking of cars together with any ancillary storage in connection with the residential use of the site, and shall at no time be converted into a room or used for any other purpose.
- 5 The proposed window openings on the first, second and third floors facing across the void area of the building 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.
- 6 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site.

Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the Local Planning Authority contacted and a scheme to investigate the risks and / or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the Local Planning Authority prior to the recommencement of development works.

Following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.

- 7 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.
- 8 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, including wheel washing
 6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
- 9 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 vehicles.
- 10 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 11 No development or preliminary groundworks of any kind shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

Subject to the completion of an agreement under S.106 of the Town and Country Planning Act 1990 within 9 months requiring financial contributions of £3, 955 for the provision of education.

Report Item No: 9

APPLICATION No:	EPF/0743/12
SITE ADDRESS:	112 High Road Loughton Essex IG10 4HJ
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Change of use of existing hairdressing salon (Use Class A1) to Estate Agents (Use Class A2).
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=536827

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 existing clear glass windows to the front elevation of this unit shall be retained on a permanent basis, and these windows shall be used to exhibit an appropriate display.

Report Item No: 10

APPLICATION No:	EPF/1016/12
SITE ADDRESS:	Chigwell School High Road Chigwell Essex IG7 6QF
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Demolition of existing grounds yard buildings and bungalow at the Sandon site and construction of a new single-storey pre-prep school building and associated soft and hard landscaping works. Reconfiguration of existing Drama Centre car park to provide an additional 4 parking spaces and new extension to provide an additional 20 parking spaces for pupil drop-off/collection.
DECISION:	Referred 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=537867

Referred to District Development Control Committee with a recommendation that planning permission be granted in accordance with officer advice.

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