

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 19 September 2012
South

Place: Roding Valley High School, Brook Road, Loughton, Essex IG10 3JA **Time:** 7.35 - 8.25 pm

Members Present: Ms S Watson (Vice-Chairman), K Chana, Mrs T Cochrane, Ms J Hart, J Knapman, L Leonard, J Markham, Mrs C Pond, B Sandler, Mrs T Thomas, H Ulkun, Mrs L Wagland and D Wixley

Other Councillors:

Apologies: J Hart, K Angold-Stephens, G Chambers, R Cohen, L Girling, A Lion, H Mann and G Mohindra

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)

28. WEBCASTING INTRODUCTION

The Vice-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.

29. MINUTES

RESOLVED:

That the minutes of the last Sub-Committee meeting on 22 August 2012 be agreed.

30. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor D Wixley declared a non pecuniary interest in the following items of the agenda by virtue of being a tree warden. The Councillor indicated that he would remain in the meeting for the consideration of the items and voting thereon:

- EPF/1311/12 Millbrook, 164 Manor Road, Chigwell IG7 5PT;
- EPF/1479/12 49 Stradbroke Drive, Chigwell IG7 5RA; and
- EPF/1198/12 2 New Forest Lane, Chigwell IG7 5QN

31. ANY OTHER BUSINESS

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

32. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 3 be determined as set out in the attached schedule to these minutes.

33. 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/1311/12
SITE ADDRESS:	Millbrook 164 Manor Road Chigwell Essex IG7 5PT
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	TPO/EPF/27/82 3 Horse Chestnuts - Fell
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=539241

Members deferred this item for further information to be given.

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.
- 2 3 replacement trees, of a 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/1479/12
SITE ADDRESS:	49 Stradbroke Drive Chigwell Essex IG7 5RA
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	TPO/EPF/17/09 4 Oaks - Fell
DECISION:	Deferred

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=539783

Members deferred this item for further information to be given.

CONDITIONS

- 1 4 replacement trees, of a species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted and inspected and agreed to be in accordance with the details prior to implementation of the felling hereby agreed, unless varied with a 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, or dies, or becomes seriously damaged and defective another tree of the same species and size of 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: 3

APPLICATION No:	EPF/1198/12
SITE ADDRESS:	2 New Forest Lane Chigwell Essex IG7 5QN
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Conversion of existing large detached dwelling into 3 individual homes, including new 1/2 storey addition to existing garage and two small rear single storey extensions.
DECISION:	Deferred

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=538555

Members resolved to refuse planning permission but deferred making a final decision to give further consideration to the consequences of the proposed development for highway safety. The Members also felt concern that the application caused harm to the character and appearance of the locality.

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