

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 17 October 2012
South

Place: Roding Valley High School, Brook Road, Loughton, Essex IG10 3JA **Time:** 7.30 - 8.51 pm

Members Present: J Hart (Chairman), Ms S Watson (Vice-Chairman), K Angold-Stephens, G Chambers, K Chana, Mrs T Cochrane, R Cohen, C Finn, L Girling, Ms J Hart, J Knapman, J Markham, G Mohindra, Mrs C Pond, H Ulkun and D Wixley

Other Councillors:

Apologies: L Leonard, A Lion, B Sandler, Mrs T Thomas, Mrs L Wagland and N Wright

Officers Present: K Smith (Senior Planning Officer), M-C Tovey (Planning Officer), C Neilan (Landscape Officer & Arboriculturist), A Hendry (Democratic Services Officer), S G Hill (Senior Democratic Services Officer) and S Mitchell (PR Website Editor)

34. 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.

35. MINUTES

RESOLVED:

That the minutes of the last Sub-Committee meeting on 19 September 2012 be agreed.

36. 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;
- EPF/1706/12 – 10 Regents Place, Loughton.

(b) Pursuant to the Council's Code of Member Conduct, Councillor K Angold-Stephens declared a non pecuniary interest in the following item of the agenda by virtue of being a member of Loughton Town Council. The Councillor indicated that he would remain in the meeting for the consideration of the items and voting thereon:

- EPF/1478/12 – 251A High Road, Loughton.

37. ANY OTHER BUSINESS

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

38. EPF/1198/12 - 2 NEW FOREST LANE, CHIGWELL

The Sub-Committee gave further consideration to application (EPF/1198/12) that had been deferred at the last meeting held on 19 September 2012, pending further advice from the Highways Authority on possible highways objections they could include on their reasons for refusal. Officers had consulted with the Highways Authority, it was noted that again no objections were raised by them and they stated that the proposal would not cause harm to the interests of highway safety, given the proximity of a speed camera opposite the Manor Road site access.

Since the last meeting the applicant had submitted revised proposals which included removal of a side first floor addition, combining the entrances of the proposed dwellings and removing a rear entrance gate which sought to address members concerns raised at the previous meeting.

Members considered the statement made by the applicant's agent, their amended plans and the lack of highway objections.

The Sub-Committee were of the view that their concerns had been met and with no objections raised by the Highways Authority they were minded to grant the amended application in light of the changes made. This agreement would include the original conditions proposed at the last meeting.

RESOLVED:

That revised planning application EPF/1198/12 be granted, subject to the following:

- 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: EWB_001, EWB_100 rev G, EWB_101 rev C, EWB_002, EWB_102 rev B and EWB_003.
- 3 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.
- 4 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 Classes A, B and E of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

- 5 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.
- 6 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan, Arboricultural Method Statement and site monitoring schedule in accordance with BS 5837:2012 (Trees in relation to design, demolition and construction - Recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 7 Prior to the first occupation of any of the proposed dwellings, the proposed private drive off Manor Road shall be constructed to a minimum width of 4.8 metres for at least the first 5 metres from the back of the carriageway and provided with an appropriate dropped kerb crossing of the highway verge.
- 8 The proposed development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, including any parking space 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 for residential purposes unless otherwise agreed in writing with the Local Planning Authority.
- 9 Any gates provided at the vehicular access to the site shall only open inwards and shall be set back a minimum of 6 metres from the nearside edge of the carriageway.
- 10 Prior to 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.
- 11 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 12 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 08.00 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.

39. 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.

40. 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:	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=539241

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 large 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:	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=539783

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/1706/12
SITE ADDRESS:	10 Regents Place Loughton Essex IG10 4PP
PARISH:	Loughton
WARD:	Buckhurst Hill West Loughton Forest
DESCRIPTION OF PROPOSAL:	TPO/EPF/04/98 T1 - White Poplar - Fell
DECISION:	Grant 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=541030

CONDITIONS

NONE

Report Item No: 4

APPLICATION No:	EPF/1354/12
SITE ADDRESS:	Panda Roma 156 Queens Road Buckhurst Hill Essex IG9 5BJ
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Change of use of ground floor from office to residential flat; addition of rear dormer to existing second floor roof, plus window to rear wall at first floor level to existing residential flat at upper floor levels
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=539358

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.

Report Item No: 5

APPLICATION No:	EPF/1357/12
SITE ADDRESS:	54 Smeaton Road Chigwell Essex IG8 8BD
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Proposed single storey rear extension, new front bay window in connection with conversion of garage to habitable room.
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=539361

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.

Report Item No: 6

APPLICATION No:	EPF/1420/12
SITE ADDRESS:	23 Chester Road Chigwell Essex IG7 6AH
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Two storey corner infill with first floor loft extension, single storey rear extensions, modification to existing roof with front and rear dormers.
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=539587

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 With the exception of the single storey rear extension 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 Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a seating area, roof garden, terrace, patio or similar amenity area. No furniture, including tables and chairs, shall be placed on the flat roof.

Report Item No: 7

APPLICATION No:	EPF/1469/12
SITE ADDRESS:	20 Westbury Lane Buckhurst Hill Essex IG9 5PL
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Two storey rear extension.
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=539762

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 Prior to first occupation of the development hereby approved, the proposed first floor en suite bathroom window in the east flank elevation facing 18a to 18d Almond Court shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of this bathroom, and shall be permanently retained in that condition.

Report Item No: 8

APPLICATION No:	EPF/1478/12
SITE ADDRESS:	251A High Road Loughton Essex IG10 1AD
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Change of use of first floor flat (Use class C3) to Patisserie Training School (Use class 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/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=539782

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 training school hereby permitted shall only be used between the hours of 9am to 6pm on Mondays to Saturdays.
- 3 The premises shall only be used as an educational establishment, and it shall not be used for any other purpose including any other use within Class D1 of Town and Country Planning Use Classes Order.
- 4 The rectangular area of land to the rear of the premises shall be retained on a permanent basis for the parking of cars in connection with this proposed training school and with the retail shop that lies below the application premises.
- 5 Prior to the commencement of the use hereby approved, details of the type of cooking and equipment used shall be submitted to the Local Planning Authority. If, following consideration of this information, a need for extraction equipment is identified, this shall be installed in accordance with details which shall have previously been agreed in writing by the Local Planning Authority. Any such equipment shall be maintained in workable condition thereafter.