

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 13 February 2013
South

Place: Roding Valley High School, Brook Road, Loughton, Essex IG10 3JA **Time:** 7.30 - 9.05 pm

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

Other Councillors: -

Apologies: K Angold-Stephens, G Chambers, R Cohen, C Finn, Ms J Hart, A Lion and Mrs L Wagland

Officers Present: K Smith (Senior Planning Officer), M-C Tovey (Planning Officer), A Hendry (Democratic Services Officer), S Mitchell (PR Website Editor) and G J Woodhall (Democratic Services Officer)

63. 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.

64. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements adopted by the Council to enable persons to address the Sub-Committee, in relation to the determination of applications for planning permission. The Sub-Committee noted the advice provided for the public and speakers in attendance at Council Planning Sub-Committee meetings.

65. MINUTES

Resolved:

(1) That the minutes of the meeting held on 16 January 2013 be taken as read and signed by the Chairman as a correct record.

66. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor H Mann declared a personal interest in the following items of the agenda. The Councillor had determined that his interest was non-pecuniary and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/1911/12 The Way BBQ, 160 Loughton Way, Buckhurst Hill; and

- EPF/2031/12 10 Rectory Lane, Loughton.

(b) Pursuant to the Council's Code of Member Conduct, Councillor D Wixley declared a personal interest in the following item of the agenda, by virtue of being acquainted with one of the registered public speakers. The Councillor had determined that his interest was non-pecuniary and remain in the meeting for the consideration of the application and voting thereon:

- EPF/2031/12 10 Rectory Lane, Loughton.

67. ANY OTHER BUSINESS

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

68. DEVELOPMENT CONTROL

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

Resolved:

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

69. 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

Minute Item 68

Report Item No: 1

APPLICATION No:	EPF/2084/12
SITE ADDRESS:	3 Woodcote Mews Loughton Essex IG10 4QS
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	TPO/EPF/04/98 T1 - 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=542897

CONDITIONS

NONE

Report Item No: 2

APPLICATION No:	EPF/2235/12
SITE ADDRESS:	4 Woodcote Mews Loughton Essex IG10 4QS
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	TPO/EPF/04/98 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=543484

CONDITIONS

NONE

Report Item No: 3

APPLICATION No:	EPF/2141/12
SITE ADDRESS:	Rear of Key West 120 High Road Chigwell Essex IG7 5AR
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Erection of two storey building containing 2 x apartments with parking and access to the development site.
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=543081

CONDITIONS

1. The development hereby permitted must be begun not later than the expiration of two years beginning with the date of this notice.
2. The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 6, 7, 8 and 9A
3. No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such approved details.
4. 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.
5. 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: proposed finished levels or contours; 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.

6. Prior to first occupation of the development hereby approved, the proposed window opening in the first floor, north west flank elevation, 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.
7. Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
8. Prior to first occupation of the development hereby approved, the drive shall be constructed to a width of 5 metres for at least the first 6 metres from the back edge of the carriageway and provided with an appropriate dropped kerb crossing of the verge.
9. 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.
10. No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary of the site.

Report Item No: 4

APPLICATION No:	EPF/2021/12
SITE ADDRESS:	Coffee Shop & Patisserie 40 The Broadway Loughton Essex IG10 3ST
PARISH:	Loughton
WARD:	Loughton Broadway
DESCRIPTION OF PROPOSAL:	Variation of condition 2 'opening hours' of EPF/0820/07 to increase the opening hours to 8am to 11pm Monday to Sunday (Revised application)
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=542602

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 A3 and A5 use hereby permitted shall not be open to customers / members outside the hours of 0600 - 2300 Monday to Sunday.
3. Equipment, the details of which shall be approved by the Council in writing, shall be installed to suppress and disperse cooking/food preparation fumes and smell to a minimum. The equipment shall be effectively operated and maintained for so long as the use continues.

For the avoidance of any doubt, the continued operation of the use in accordance with the details approved under application reference EPF/1506/12 would be in compliance with this planning condition.

4. The rating level of noise (as defined by BS4142:1997) emitted from any mechanical plant shall not exceed 5dB(A) above the prevailing background noise level. The measurement position and assessment shall be made according to BS4142:1997.
5. Drains serving the kitchens in the development shall be fitted with a grease separator or other effective means of grease removal and shall be retained and maintained while the site is in use.

Report Item No: 5

APPLICATION No:	EPF/1911/12
SITE ADDRESS:	The Way BBQ 160 Loughton Way Buckhurst Hill Essex IG9 6AR
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Single storey extension for new preparation area.
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=542103

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: 6

APPLICATION No:	EPF/2031/12
SITE ADDRESS:	10 Rectory Lane Loughton Essex IG10 1NZ
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Change of use of premises from use for storage purposes (Use Class B8) to use as a scrap yard for the purpose of recycling metals (Sui Generis)
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=542639

Members deferred making a decision on this item to allow a further 2 months monitoring of noise, particularly during noisy activities and to allow further consideration to be given to management of the loading/unloading of large vehicles.

Report Item No: 7

APPLICATION No:	EPF/2063/12
SITE ADDRESS:	63 Hainault Road Chigwell Essex IG7 5DH
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Erection of an outbuilding in rear part of rear garden (building partly constructed)
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=542822

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 be the same as those specified on the approved plans, unless otherwise agreed in writing by the Local Planning Authority.
3. Once the new house to be erected on this site has been occupied the outbuilding hereby approved shall only be used for domestic purposes incidental to the single family dwelling on the site, and it shall not be used as primary residential accommodation, for example, as a bedroom, living room, or kitchen.

Report Item No: 8

APPLICATION No:	EPF/2189/12
SITE ADDRESS:	112 Forest Edge Buckhurst Hill Essex IG9 5AB
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Proposed two storey side/rear extension, single storey rear and front extensions and loft conversion including rear facing dormer window and roof lights in the front roof slope. (Revised application)
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=543284

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: 9

APPLICATION No:	EPF/2291/12
SITE ADDRESS:	51 Epping New Road Buckhurst Hill Essex IG9 5JT
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
APPLICANT:	Hillcote Ltd
DESCRIPTION OF PROPOSAL:	Extension of time limit on EPF/0822/09 (Demolition of existing property and erection of 2 x 1 bedroom and 8 x 2 bedroom flats with underground parking) Allowed at appeal
RECOMMENDED 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=543744

CONDITIONS

1. The development hereby permitted must be begun not later than the expiration of two years beginning with the date of this notice.
2. The development hereby permitted will be completed strictly in accordance with the approved drawings nos: All prefixed 2053_SK:
06-1C, 06-2D, 06-3E, 06-6A, 13-1G, 13-2F, 13-3F, 13-5G, 13-7A, 14G, 15, 16 and 17A
3. No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such approved details.
4. No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
5. Prior to first occupation of the development hereby approved, the proposed window openings on the first floor east elevation 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.
6. 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: proposed finished levels or contours; 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.

7. No development shall take place until a schedule of landscape maintenance for a minimum period of five years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. The landscape maintenance plan shall be carried out in accordance with the approved schedule.
8. 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.
9. No gate or other barrier to the free flow of vehicles shall be erected across any vehicular access to the highway.
10. No development hereby permitted, including any works of demolition or site clearance, shall take place 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 demolition and 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 any 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; and
 - (6) a restriction on any burning of materials on site.
11. Before the first occupation of the building hereby permitted 1.5 metre x 1.5 metre sight lines shall be provided at each side of each vehicular access to the site in accordance with plans which shall be first submitted to and approved in writing by the Local Planning Authority. Thereafter, nothing exceeding 0.6metres in height shall be placed within the sight lines thereby approved.
 12. The vehicle access to the underground car park shall be constructed at a gradient not exceeding 4% for the first 6 metres measured from the carriageway edge.

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