

## **EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Planning Subcommittee   **Date:** 10 April 2013  
South

**Place:** Roding Valley High School, Brook Road, Loughton, Essex IG10 3JA   **Time:** 7.30 - 8.08 pm

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

**Other Councillors:**

**Apologies:** Mrs T Cochrane, Ms J Hart, A Lion and G Mohindra

**Officers Present:** J Cordell (Senior Planning Officer), A Hendry (Democratic Services Officer), S G Hill (Senior Democratic Services Officer) and S Mitchell (PR Website Editor)

### **76. 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.

### **77. MINUTES**

#### **RESOLVED:**

That the minutes of the last meeting of the Sub-Committee held on 13 March 2013 be agreed.

### **78. DECLARATIONS OF INTEREST**

There were no declarations of interest pursuant to the Council's Code of Member Conduct.

### **79. ANY OTHER BUSINESS**

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

### **80. DEVELOPMENT CONTROL**

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

**RESOLVED:**

That the planning applications numbered 1 – 4 be determined as set out in the attached schedule to these minutes.

**81. 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 80

## Report Item No: 1

<b>APPLICATION No:</b>	EPF/2381/12
<b>SITE ADDRESS:</b>	Fifteen (formerly The Wheatsheaf PH) 15 York Hill Loughton Essex IG10 1RL
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Johns  Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	Retrospective application for retention of existing terrace and picket fence and wall, to the front of the pub.
<b>DECISION:</b>	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=544104](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=544104)

## CONDITIONS

- 1 Other than that which is not audible at the boundary of any residential property, no amplified music or other amplified sound shall be played on the terrace hereby approved.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0055/13
<b>SITE ADDRESS:</b>	78 Sedley Rise Loughton Essex IG10 1LT
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Johns
<b>DESCRIPTION OF PROPOSAL:</b>	Rear single storey extension, first floor rear and side extension, and erection of outbuilding at the foot of rear garden.
<b>DECISION:</b>	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=544790](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=544790)

**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 The outbuilding hereby approved shall only be used for domestic purposes ancillary to the single family dwelling on the site, and it shall not be used as primary living accommodation, for example, as a living room, kitchen, or bedroom.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0233/13
<b>SITE ADDRESS:</b>	44 Kenilworth Gardens Loughton Essex IG10 3AF
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Roding
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed replacement of redundant former garages with one single storey, 1 bed bungalow.
<b>DECISION:</b>	Withdrawn from Agenda

**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=545553](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=545553)

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/0307/13
<b>SITE ADDRESS:</b>	38 Chigwell Lane Loughton Essex IG10 3NY
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Alderton
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use and conversion of part of an existing office (Use Class B1/B2) to a new cafe (Use Class A3) with indoor seating for 22 and outside seating area for 10. Including new cladding to front elevation.
<b>DECISION:</b>	Grant Permission (With Conditions) Subject to legal agreement

**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=545833](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=545833)

**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: 1403\_0001, 1403\_0002 A, 1403\_003, 1403\_0110, 1403\_0200, 1403\_0250 A and 1403\_1000 A
- 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 The cafe (A3) use hereby permitted shall not be open to customers / members outside the hours of 8am to 6pm Monday to Sunday (including Bank/Public Holidays).
- 5 No access shall be formed or signage erected for the cafe hereby approved on the Oakwood Hill elevation of the building with the application site.

Members agreed to grant permission to this application subject to a signed legal agreement for bollards to be installed.