

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee **Date:** 7 August 2013
South

Place: Roding Valley High School, Brook Road, Loughton, Essex IG10 3JA **Time:** 7.30 - 10.08 pm

Members Present: J Hart (Chairman), N Wright (Vice-Chairman), K Chana, Mrs T Cochrane, R Cohen, C Finn, L Girling, Ms J Hart, L Leonard, A Lion, H Mann, J Markham, G Mohindra, Mrs T Thomas, Mrs L Wagland, Ms S Watson and D Wixley

Other Councillors:

Apologies: K Angold-Stephens, G Chambers, J Knapman, Mrs C Pond and B Sandler

Officers Present: J Godden (Planning Officer), C Neilan (Landscape Officer & Arboriculturist), A Hendry (Democratic Services Officer), P Tredgett (Information Assistant) and R Perrin (Democratic Services Assistant)

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 minutes of the meeting held on 10 July 2013 be taken as read and signed by the Chairman as a correct record.

18. DECLARATIONS OF INTEREST

Pursuant to the Council's Code of Member Conduct, Councillor James Hart declared a pecuniary interest in item 7 (9) (EPF/1042/13 Loughton Baptist Church, High Road, Loughton) of the agenda by means of his wife and the applicant being a trustee of the same charity. The Councillor indicated that he would leave the meeting for the consideration of the item.

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 – 14 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/2025/12
SITE ADDRESS:	43 Colebrook Lane Loughton Essex IG10 2HJ
PARISH:	Loughton
WARD:	Loughton Fairmead
DESCRIPTION OF PROPOSAL:	TPO/EPF/13/90 T1 - Oak - Fell
DECISION:	Refuse 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=542617

REASON FOR REFUSAL

- 1 Although it is recognised that there is significant structural damage within the main house the evidence supplied and investigation of the issues on site does not demonstrate that this is a result of root related subsidence, nor that removal of the tree would contribute to its stabilisation and repair. It is recognised that the tree's root activity may have contributed to the damage to the boundary wall and the conservatory, but both these structures are of unsatisfactory construction, not in accordance with published advice. Their failure is seen to result from unsatisfactory construction. The application provides no evidence that removal of the tree would contribute to their future stability or repair. The loss of the tree's existing and potential visual amenity is therefore seen to be unnecessary and unjustified and as such to be contrary to policy LL9 of the Council's Adopted Local Plan and Alterations.

Members requested that the following informative also be added to the Decision Notice:

In refusing consent, the Subcommittee noted with great disappointment and dissatisfaction that their reasonable request for discussion between the appointed engineers to find consensus on the engineering issue had not been agreed.

Report Item No: 2

APPLICATION No:	EPF/0943/13
SITE ADDRESS:	20 Emmaus Way Chigwell Essex IG7 5BY
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	TPO/EPF/11/11 T1 (T20 on TPO) - Oak - 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/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=549134

CONDITIONS

- 1 The felling authorised by this consent shall be carried out only after the Local Planning Authority has received, in writing, 5 working days prior notice of such works.

Report Item No: 3

APPLICATION No:	EPF/1004/13
SITE ADDRESS:	Adjacent to garage block The Bowls Chigwell Essex
PARISH:	Chigwell
WARD:	Chigwell Row
DESCRIPTION OF PROPOSAL:	TPO/EPF/14/08 T1 (T19 on TPO) - Birch - Fell TG1 (T20 & T21 on TPO) - Birch x 2 - Fell TG3 (T15 & T17 on TPO) - Birch x 2 - Fell TG4 (T18 on TPO) - Birch - 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/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=549510

CONDITIONS

- 1 The felling authorised by this consent shall be carried out only after the Local Planning Authority has received, in writing, 5 working days prior notice of such works.

Report Item No: 4

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:	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=542639

CONDITIONS

- 1 No machinery shall be operated, no process shall be carried out and no deliveries taken at or dispatched from the site outside the times of 08:00 to 18:00 Monday to Friday and 09:00 to 13:00 on Saturday. No such activity shall take place at any time on Sundays, Bank or Public holidays.
- 2 No loading or unloading of vehicles or skips in connection with the use hereby permitted shall take place outside of the building that comprises the application site.
- 3 No open storage of goods or material in connection with the use hereby permitted and no stationing of skips in connection with the use shall take place in the estate within which the application site is situated.
- 4 No vehicles shall be dismantled within the application site and no vehicles shall be dismantled in connection with the use hereby approved in the estate within which the application site is situated.
- 5 All footage from CCTV cameras on the Loughton Metals site will be retained for 3 months and available on request for viewing by officers from the LPA.

Report Item No: 5

APPLICATION No:	EPF/0652/13
SITE ADDRESS:	3 Stradbroke Grove Buckhurst Hill Essex IG9 5PD
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	First floor side extension and ground floor rear and side extensions.
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=547611

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 side windows facing north towards number 1, Stradbroke Grove 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.

Report Item No: 6

APPLICATION No:	EPF/0798/13
SITE ADDRESS:	1 Palace Gardens Buckhurst Hill Essex IG9 5PQ
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Raising of roof (ridge) height.
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=548421

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 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.
- 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) or the previous planning permissions on this site no development generally permitted by virtue of Part 1, Class B and C shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 Any further application for the erection of dormers shall be placed before members of the committee.

Report Item No: 7

APPLICATION No:	EPF/0909/13
SITE ADDRESS:	10 Russell Road Buckhurst Hill Essex IG9 5QJ
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Erection of front dormer window (together with permitted development rear dormer window). 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/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=549013

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: 8

APPLICATION No:	EPF/0941/13
SITE ADDRESS:	Land adjacent to 20 Ollards Grove Loughton Essex IG10 4DW
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	New semi detached house and alterations to existing dwelling.
DECISION:	Refuse 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=549132

REASON FOR REFUSAL

- 1 The proposed development is a cramped form of development in which the height, bulk and massing of the new dwelling has an adverse impact on the streetscene and open appearance and character of the area, contrary to policies DBE1 , DBE 2 and CP2 of the adopted Local Plan and Alterations.

POSITIVE AND PROACTIVE STATEMENT

Members felt that a redesigned scheme which takes account of the open appearance and context of the street scene, and respects the positive contribution of the side gable feature on No 20 Ollards Grove and this building's relationship with the street scene may be able to overcome the reasons for refusal.

Report Item No: 9

APPLICATION No:	EPF/1042/13
SITE ADDRESS:	Loughton Baptist Church High Road Loughton Essex IG10 4QU
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Erection of two storey detached dwelling in connection with the use of church and formation of four car parking spaces to front of premises
DECISION:	Refuse 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=549755

REASON FOR REFUSAL

- 1 The proposed development has an adverse impact on the visual amenities and outlook of Nos 2, 14 and 16 Ollards Grove by reason of its location and design, contrary to policies DBE1, DBE 2 and CP2 of the adopted Local Plan and Alterations.
- 2 The proposed development has inadequate private amenity space, contrary to policy DBE8 of the adopted Local Plan and Alterations.
- 3 The proposed development has a design which results in an adverse impact on the character and appearance of the streetscene, surrounding area and neighbouring properties due to its height and bulk, contrary to policies DBE1 , DBE 2 and CP2 of the adopted Local Plan and Alterations.

POSITIVE AND PROACTIVE STATEMENT

Members felt that a possible way forward would be for a redesigned property in a different position that does not adversely impact on the amenities of neighbouring properties.

Report Item No: 10

APPLICATION No:	EPF/0979/13
SITE ADDRESS:	36 Stradbroke Drive Chigwell Essex IG7 5QY
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Erection of single storey rear extension with swimming pool. (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/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=549370

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 Existing trees on or close to the side boundary with number 38, Stradbroke Drive, and climbers on this boundary, shall be permanently retained - or replaced as appropriate if their health warrants their removal.
- 3 The green grass sedum covering to the roof of the building hereby approved shall be provided before the building hereby approved is first brought into use and maintained in a live state for 5 years, and replaced if the grass dies during this period.
- 4 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.

Report Item No: 11

APPLICATION No:	EPF/1091/13
SITE ADDRESS:	57 Oak Lodge Avenue Chigwell Essex IG7 5JA
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Erection of outbuilding in rear garden.
DECISION:	Grant 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=549955

CONDITIONS

NONE

Report Item No: 12

APPLICATION No:	EPF/1135/13
SITE ADDRESS:	Mulberry Woodbury Hill Loughton Essex IG10 1JB
PARISH:	Loughton
WARD:	
DESCRIPTION OF PROPOSAL:	Demolition of existing detached house and car port and construction of replacement dwelling on two levels with an attached car port, terracing and balconies, together with a storage basement below ground at the northern end of the property.
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=550196

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: 0484/0884/01, 0484/0884/02A, 0484/0884/03, DP01, DP02, DP03 and DP04
- 3 No development shall take place until samples of the types and colours of the external finishes, including the design and material of the proposed motifs, 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. For the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.
- 4 Additional drawings showing the new windows, doors, and balustrades in section and elevation at scales between 1:2 and 1:20 as appropriate shall be submitted to and approved by the Local Planning Authority prior to the commencement of works.
- 5 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.

- 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, 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.
- 8 No development shall take place until details of levels have been submitted to and approved in writing 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.
- 9 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 Part 1, Class A, B, C and E shall be undertaken without the prior written permission of the Local Planning Authority.
- 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 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.
- 12 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.

- 13 All construction and service traffic shall arrive and leave the site only by entry from Pump Hill direction and by no other means, including no use of York Hill or Kings Hill. All construction and service vehicles shall park within the site only and all materials shall only be stored within the site.

Report Item No: 13

APPLICATION No:	EPF/1347/13
SITE ADDRESS:	Mulberry Woodbury Hill Loughton Essex IG10 1JB
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Conservation area consent for the demolition of existing detached house and car port.
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=551010

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: 0484/0884/01, 0484/0884/02A, 0484/0884/03 and DP01
- 3 Prior to commencement of demolition, a schedule and timetable of works including details of the means and timescale of demolition together with proposals for clearing all waste from the site arising from demolition works and associated timescale shall be submitted to and approved in writing by the Local Planning Authority. The works shall then be completed in accordance with the approved details and timetable.

Report Item No: 14

APPLICATION No:	EPF/1267/13
SITE ADDRESS:	Buckhurst Hill Football Club Roding Lane Buckhurst Hill Essex IG9 6BJ
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Replacement of the existing palisade fencing and gates with metal framework and chain link fencing (to match existing gated access/egress points installed on adjoining open areas).
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=550652

Members were informed of a late representation from the Environment Agency who had no objection to the application.

CONDITIONS

- 1 Within 3 calendar months of the date of this decision, the fence/gates hereby approved shall replace those which are currently erected onsite without consent. The approved gates shall then be retained and maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.