

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

**Committee:** Area Planning Subcommittee   **Date:** 11 September 2013  
South

**Place:** Roding Valley High School, Brook Road, Loughton, Essex IG10 3JA   **Time:** 7.30 - 8.20 pm

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

**Other Councillors:**

**Apologies:** R Cohen, H Mann, G Mohindra and Mrs L Wagland

**Officers Present:** S Solon (Principal Planning Officer), M Jenkins (Democratic Services Assistant), P Tredgett (Information Assistant) and G J Woodhall (Democratic Services Officer)

### **22. 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.

### **23. COUNCILLOR COLIN FINN**

The Chairman announced, with regret, the recent death of Councillor Colin Finn, late member of Area Plans South Sub-Committee. Councillor Finn had served as a County Councillor from 2001 – 09 and as an LRA District Councillor from 2010. The Chairman, on behalf of the Sub-Committee, expressed his condolences to Councillor Finn's family.

### **24. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 7 August 2013 be taken as read and signed by the Chairman as a correct record.

### **25. DECLARATIONS OF INTEREST**

There were declarations of interest made pursuant to the Member's Code of Conduct.

### **26. ANY OTHER BUSINESS**

Councillor N Wright made a personal statement regarding the last meeting of the Sub-Committee.

**27. DEVELOPMENT CONTROL**

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

**RESOLVED:**

That the planning applications numbered 1 – 6 be determined as set out in the attached schedule to these minutes.

**28. 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**

<b>APPLICATION No:</b>	EPF/1472/13
<b>SITE ADDRESS:</b>	Braeside School 130 High Road Buckhurst Hill Essex IG9 5SD
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/20/90 T21 - Holly - Fell
<b>DECISION:</b>	Granted 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=551675](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=551675)

## 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.
- 2 Prior to the felling hereby agreed, the details of the replacement tree, or trees, of a number, species, size and in an appropriate position shall be approved in writing by the Local Planning Authority. The tree or trees shall then be planted within one month of the implementation as agreed, unless varied with the prior 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**

<b>APPLICATION No:</b>	EPF/1054/13
<b>SITE ADDRESS:</b>	10 Coolgardie Avenue Chigwell Essex IG7 5AY
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of gable end roof extension, rear dormer with juliet balcony, together with permitted development garage conversion.
<b>DECISION:</b>	Refused 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=549831](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=549831)

**REASON FOR REFUSAL**

- 1 By reason of its bulk and unsympathetic design, the proposal fails to complement the design of the existing house and, as a consequence, would be harmful to the appearance of the house and the character and appearance of the locality. Accordingly, the proposal is contrary to policies CP2(iv) and DBE10 of the Adopted Local Plan and Alterations, which are consistent with the policies of the National Planning Policy Framework.

**POSITIVE AND PROACTIVE STATEMENT**

Members found the design of the proposal so unsympathetic it would cause serious harm to the visual amenities of the locality. In view of the degree of harm that would be caused they found it appropriate to give little significant weight to a potential fall back position. As a way forward, Members recommended a major redesign that ensured the proposal retained the character of the house, particularly key elements of the roof form.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1201/13
<b>SITE ADDRESS:</b>	225 Lambourne Road Chigwell Essex IG7 6JN
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Row
<b>DESCRIPTION OF PROPOSAL:</b>	Retrospective Planning Application to retain loft conversion involving increase to the ridge of the roof, and construction of three front dormers and a rear dormer with proposed removal of side addition and reduction in size of dormer (revised application)
<b>DECISION:</b>	Granted 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=550452](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=550452)

**CONDITIONS**

- 1 The works to the rear dormer hereby approved, together with the removal of the side addition, shall be carried out within 6 months of the date of this permission and carried out strictly in accordance with the plans hereby approved.
- 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 External soil pipes, waste water pipes and rainwater pipes on the rear elevation shall be a colour that matches that of adjacent brickwork and roof tiles. They shall be routed to minimise their impact on the appearance of the house.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/1260/13
<b>SITE ADDRESS:</b>	28 Sunnymede Chigwell Essex IG7 6ES
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Row
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing rear conservatory and construction of two storey side and rear extension. (Revised application)
<b>DECISION:</b>	Granted 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=550631](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=550631)

**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 part of the roof over the projecting section of the ground floor extension hereby approved shall be used as a roof terrace.
- 4 The side facing roof light windows in the first floor rear extension hereby approved shall be fitted with obscured glazing, and no parts of these windows shall be openable within a height of 1.7m above the floor level of the room they serve.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/1266/13
<b>SITE ADDRESS:</b>	165 Manor Road Chigwell Essex IG7 5QA
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	
<b>DESCRIPTION OF PROPOSAL:</b>	Use of garage building for purposes within Use Class B1(a) as an office and associated alterations to its external appearance.
<b>DECISION:</b>	Granted 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=550651](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=550651)

**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: 3330/01 and 3330/02

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/1423/13
<b>SITE ADDRESS:</b>	2 Scotland Road Buckhurst Hill Essex IG9 5NR
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey side extension.
<b>DECISION:</b>	Granted 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=551453](http://planpub.eppingforestdc.gov.uk/Anitelm.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=551453)

**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.