

## EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

**Committee:** Area Planning Subcommittee    **Date:** 5 February 2014  
South

**Place:** Roding Valley High School, Brook Road, Loughton, Essex IG10 3JA    **Time:** 7.34 - 8.40 pm

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

**Other Councillors:**

**Apologies:** G Chambers, R Cohen, L Girling, G Mohindra, Mrs T Thomas, Mrs L Wagland and Ms S Watson

**Officers Present:** S Solon (Principal Planning Officer), M Jenkins (Democratic Services Assistant), S G Hill (Senior Democratic Services Officer) and A Hendry (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. MINUTES

#### RESOLVED:

That the minutes of the meeting held on 8 January 2014 be taken as read and signed by the Chairman as a correct record, subject to adding the Sub-Committee Chairman, Councillor J Hart, to the list of apologies received.

### 65. DECLARATIONS OF INTEREST

(1) Pursuant to the Council's Code of Member Conduct, Councillor D Wixley declared a non-pecuniary interest in the following item of the agenda by virtue of knowing the Manager there. The Councillor indicated that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1448/13 Sainsburys Supermarkets Ltd, Old Station Road, Loughton IG10 4PE

(2) Pursuant to the Council's Code of Member Conduct, Councillor D Wixley declared a non-pecuniary interest in the following item of the agenda by virtue of having attended, in an official capacity, the 10<sup>th</sup> anniversary celebrations for this establishment. The applicant had been his host. The Councillor indicated

that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/1931/13 268 High Road, Loughton IG10 1RB

(3) Pursuant to the Council's Code of Member Conduct, Councillor J Knapman declared a non-pecuniary interest in the following item of the agenda by virtue of having attended a meeting connected with this application. The Councillor indicated that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2188/13 the Paddock, Grove Lane, Chigwell IG7 6JF

**66. ANY OTHER BUSINESS**

The Planning Officer, Mr S Solon, informed the Sub-Committee that planning pre-application enquiries in respect of non-householder development were now being published in the Bulletin. This enabled Members to have an input at the pre-application stage. Members were therefore encouraged to contact the Case Officer dealing with an enquiry they were interested in for informal discussion.

**67. 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.

**68. 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/0017/14
<b>SITE ADDRESS:</b>	Chigwell Lodge 122 High Road Chigwell Essex IG7 5AR
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/40/09; 1 x Birch - 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=558453](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=558453)

**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 A replacement tree 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: 2**

<b>APPLICATION No:</b>	EPF/1448/13
<b>SITE ADDRESS:</b>	Sainsburys Supermarkets Ltd Old Station Road Loughton Essex IG10 4PE
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>DESCRIPTION OF PROPOSAL:</b>	Variation of condition 17 of EPF/0400/00 to revise delivery hours to 6.00am to 11.00pm Mondays to Saturdays and 8.00am to 10.00pm on Sundays.
<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=551591](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=551591)

**CONDITIONS**

- 1 No trade deliveries shall be taken at or despatched from the store outside the period 6.00 a.m. to 11 p.m. Mondays to Saturdays or 8.00 a.m. to 10 p.m. on Sundays. Reversing alarms on delivery vehicles shall be switched off outside store opening times. Any refrigerated lorry visiting the site shall be provided with an electrical hook up to the store, and that hook up shall be used to power the refrigerated units.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1931/13
<b>SITE ADDRESS:</b>	268 High Road Loughton Essex IG10 1RB
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	Variation of condition 5 'Opening times' of planning consent EPF/1136/93 to allow premises to stay open an additional hour till 24.00 hours.
<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=553971](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=553971)

**CONDITIONS**

- 1 This hot food take away premises shall only be open to customers between 11.00 hours and 24.00 hours on Friday and Saturday and between 11.00 and 23.00 hours on Sunday to Thursday.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/2265/13
<b>SITE ADDRESS:</b>	111 Rous Road Buckhurst Hill Essex IG9 6BU
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill East
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey front, side and rear 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=555930](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=555930)

**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 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.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/2484/13
<b>SITE ADDRESS:</b>	13 Queens Road Buckhurst Hill Essex IG9 5BZ
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use of ground floor from use for purposes within Use Class A1 (Shops) to use for purposes within Use Class A2 (Financial and Professional Services)
<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=557111](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=557111)

**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: Site Location Plan, I QR/13/01 A; QR/13/04

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/2485/13
<b>SITE ADDRESS:</b>	13 Queens Road Buckhurst Hill Essex IG9 5BZ
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use of first and second floors from taxi offices to two flats. (Use Class C3)
<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=557112](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=557112)

**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: Site Location Plan, QR/13/0, QR/13/02, QR/13/03, QR/13/04 and QR/F/01



**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/2489/13
<b>SITE ADDRESS:</b>	152 - 154 Daneley Court Nursing Home Queens Road Buckhurst Hill Essex IG9 5BJ
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	Variation of condition 2 on planning consent EPF/1785/12 allowed on appeal (Demolition of existing nursing home and the erection of 14 apartments and associated car parking spaces, amenity space, bin and cycle stores, foul and surface water drainage and landscaping) to facilitate minor material amendments including alterations to internal layout, alterations to the number, size and position of windows, detail alterations to the roof design and to a balcony.
<b>DECISION:</b>	Granted Permission (Subject to Legal Agreement)

**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=557133](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=557133)

**CONDITIONS**

- 1 The development hereby permitted must be begun prior to 26th July 2016.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 1411-P0001 K; 1411-P002 K; 1411-P003 E.
- 3 The development shall proceed using the external finishes approved under application reference EPF/1852/13, unless otherwise agreed in writing by the Local Planning Authority.
- 4 Hard and soft landscaping shall be carried out prior to the first occupation of the building hereby approved. The works shall be undertaken in accordance with details approved under application reference EPF/2047/13, unless otherwise agreed in writing by 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 5 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 Existing trees and hedges within the site shall be protected throughout construction of the approved development in accordance with details approved under application reference EPF/1651/13.
- 7 Prior to the occupation of the building hereby approved, the proposed private drive shall be constructed to a minimum width of 5 metres for at least the first 6 metres from the back of the carriageway and provided with an appropriate dropped kerb crossing of the footway.
- 8 Prior to the first occupation of the development hereby approved, redundant dropped kerbs and the lowered footway shall be reinstated in accordance with details approved under application reference EPF/2047/13, unless otherwise agreed in writing by the Local Planning Authority.
- 9 Prior to the first use of the new vehicular access into the site, means to prevent the discharge of surface water from the development onto the highway shall be undertaken in accordance with details approved under application reference EPF/2047/13, unless otherwise agreed in writing by the Local Planning Authority.
- 10 Prior to the first occupation of any dwelling hereby approved, identified land contamination shall be remediated in accordance with details approved under application reference EPF/2023/13.
- 11 Prior to the first occupation of any dwelling hereby approved, bird and bat nesting boxes shall be installed in accordance with details approved under application reference EPF/1852/13.
- 12 Prior to first occupation of the development hereby approved, the proposed window openings in the east side elevation as annotated on approved plan 1411-P003 E shall 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.
- 13 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.
- 14 Prior to the first occupation of the development hereby approved, privacy screens shall be erected to balconies in accordance with the details shown on approved plan 1411-P003 E.
- 15 Wheel washing equipment shall be installed and retained within the site for the duration of the construction of the development and shall be used to clean all vehicles using the site.

**Subject to the completion, by 5<sup>th</sup> May 2014 of an agreement under S106 of the Town & Country Planning Act 1990 in respect of a contribution of £38,211 towards education provision within the locality. In the absence of the legal agreement (or deed of variation to that previously entered into) being completed within the required time, authority be**

**delegated to officers to refuse planning permission on the grounds of inadequate provision being made for educational facilities for occupiers of the proposed development.**

**Report Item No: 8**

<b>APPLICATION No:</b>	EPF/2188/13
<b>SITE ADDRESS:</b>	The Paddock Grove Lane Chigwell Essex IG7 6JF
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing stables and warehouse and erection of 6 detached residential dwellings and new access.
<b>DECISION:</b>	Refused Permission

**REASON FOR REFUSAL**

- 1                    The site lies within the Metropolitan Green Belt. The proposed development is inappropriate in the Green Belt and, by definition, harmful. It fails to protect the openness of the Green Belt and encroaches into the countryside to a significantly greater degree than existing structures on site. The details accompanying the application do not amount to very special circumstances sufficient to outweigh the harm to the Green Belt that would result from the development. The proposal is therefore contrary to policy GB2A and GB7A of the Adopted Local Plan and Alterations and the aims and objectives of the NPPF.
  
- 2                    The proposed development would be detrimental to the visual amenities of the surrounding area and harmful to the character and appearance of this semi-rural location, contrary to policies DBE1, DBE2 and DBE4 of the Adopted Local Plan and Alterations and the aims and objectives of the NPPF.
  
- 3                    The proposed sub-urban development proposed is at a scale at odds with the surrounding context and would harm the rural setting of Millers Farmhouse a Grade II Listed Building by diminishing its significance. Furthermore the materials palette proposed is wholly inappropriate and would detract from the appearance of Miller Farmhouse. Accordingly, the proposal is contrary to policy HC12 of the Adopted Local Plan and Alterations and the aims and objectives of the NPPF.