

## **EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Plans Subcommittee A                      **Date:** 4 April 2007

**Place:** Roding Valley High School, Brook Road, Loughton, Essex                      **Time:** 7.30 - 9.35 pm

**Members Present:** K Angold-Stephens (Vice-Chairman), R Church, M Cohen, Mrs A Haigh, J Knapman, R Law, A Lee, J Markham, Mrs P Richardson, B Sandler, P Spencer, P Turpin and Mrs L Wagland

**Other Councillors:**

**Apologies:** J Hart and Mrs S Clapp

**Officers Present:** N Richardson (Principal Planning Officer), C Neilan (Conservation Officer), R Rose (Senior Lawyer) and Z Folley (Democratic Services Assistant)

---

### **80. MINUTES**

That the minutes of the meeting of the Sub – Committee held on 7 March 2007 be taken as read and signed by the Chairman as a correct record.

### **81. SUBSTITUTE MEMBERS (COUNCIL MINUTE 39 - 23.7.02)**

No substitute Members were reported for the meeting.

### **82. APPOINTMENT OF VICE -CHAIRMAN**

In view of the unavailability of the Chairman, the Vice – Chairman of the Sub – Committee, Councillor K Angold – Stephens, chaired the meeting.

As the Councillor vacated his position of Vice – Chairman for the duty, the Sub – Committee were asked to appoint a Member to that post for the duration of the meeting.

#### **RESOLVED:**

That Councillor M Cohen be appointed Vice – Chairman for the meeting

### **83. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillors J Markham and A Lee declared personal interests in agenda items (7) (4)( EPF/0146/07 - 1 Church Hill Loughton), (6) (EPF/2100/06 Epping Forest College Border's Lane Loughton) and (8/9)(EPF/1778/06 - 1 Salcombe Park, Loughton) by virtue of being members of Loughton Residents Association. They declared that their interests were not prejudicial and indicated that they would remain in the meeting during the consideration and voting on the items.

(b) Pursuant to the Council's Code of Member Conduct, Councillor K Angold - Stephens declared a personal interest in agenda items (7) (3) (EPF/0410/07 - Alderton County Junior And Infant School Alderton Hall Lane, Loughton), (4) ( EPF/0146/07 - 1 Church Hill Loughton), (5) (EPF/0385/07 35 Sparelease Hill, Loughton, (6) (EPF/2100/06 Epping Forest College, Border's Lane Loughton) and (7) (EPF/0104/07 26 Harwater Drive Loughton) by virtue of being a member of Loughton Town Council. He declared that his interests were not prejudicial and indicated that he would remain in the meeting during the consideration and voting on the items.

(c) Pursuant to the Council's Code of Member Conduct, Councillor R Law declared a personal interest in agenda item (7) (3) (EPF/0410/07 - Alderton County Junior and Infant School, Alderton Hall Lane, Loughton) by virtue of being a member of Loughton Town Council. He declared that his interest was prejudicial and indicated that he would leave the meeting during the consideration and voting on the item.

(d) Pursuant to the Council's Code of Member Conduct, Councillor R Church declared a personal interest in agenda items (7) (2) (EPF/0122/07 – Outbuilding, rear garden of 14 Palmerston Road, Buckhurst Hill). He declared that his interest was not prejudicial and indicated that he would remain in the meeting during the consideration and voting on the item.

#### 84. ANY OTHER BUSINESS

No urgent business was reported for consideration at the meeting.

#### 85. DEVELOPMENT CONTROL

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

##### RESOLVED:

That the planning applications numbered 1 – 7 be determined as set out in the attached schedule to these minutes.

#### 86. DELEGATED DECISIONS

The Sub-Committee noted that schedules of planning applications determined by the Head of Planning and Economic Development under delegated authority since the last meeting had been circulated and could be inspected at the Civic Offices.

#### 87. EXCLUSION OF PUBLIC AND PRESS

##### RESOLVED:

That, in accordance with Section 100(A)(4) of the Local Government Act 1972, the public and press be excluded from the meeting for the item of business set out below as it would involve the likely disclosure of exempt information as defined in the paragraphs of Part 1 of Schedule 12(A) of the Act indicated and the exemption is considered to outweigh the potential public interest in disclosing the information:

Agenda Item No	Subject	Exempt Paragraph Number	Information
----------------	---------	-------------------------	-------------

10

1 Salcombe Park  
High Road  
Loughton

5

**88. 1 SALCOMBE PARK, HIGH ROAD LOUGHTON**

Members were reminded that two applications to fell an Oak Tree at 1 Salcombe Park Loughton were submitted to the Sub – Committee on 10 January 2007. The Sub – Committee requested the legal background to the applications based on Counsel's advice and the engineering background, based on a second opinion on the engineering advice originally received to enable an informed decision. They decided to defer the applications to enable officers to obtain the information.

The information had since been obtained. As a result, the Sub – Committee were invited to reconsider the applications with the information for decision. The Sub – Committee also received a verbal explanation from officers on the implications of the options raised in the information.

**RESOLVED:**

(1) That application EPF/1931/05 - TPO/9/90 to fell an Oak Tree to address damage to a garage at 1 Salcombe Park High Road Loughton be granted subject to the following condition:

A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed, unless varied with the 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.

(2) That application EPF/1778/06 - TPO/9/90 to fell an Oak Tree to address damage to a second garage at 1 Salcombe Park High Road Loughton be granted subject to the following conditions:

A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed, unless varied with the 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.

**CHAIRMAN**

This page is intentionally left blank

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/0108/07
<b>SITE ADDRESS:</b>	70 Lambourne Road Chigwell Essex IG7 6EP
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Row
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing garage and construction of new double garage.
<b>DECISION:</b>	<b>GRANT (with conditions)</b>

**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 extension, shall match those of the existing building.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0122/07
<b>SITE ADDRESS:</b>	Outbuilding, rear garden of 14 Palmerston Road Buckhurst Hill Essex IG9 5LT
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use from snooker room to Jewish Community Meeting room/prayer room.
<b>DECISION:</b>	<b>GRANT (with conditions)</b>

## 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 use of the premises for a meeting room/ prayer room shall be restricted to the outbuilding as shown diagonally hatched on the location and site plans stamped received on 17 January 2007 only and shall not be used for any other purpose including any provision within Class D1 of the Schedule to the Town and Country Planning (Uses Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument, revoking, re-enacting or amending that Order.
- 3 The total number of persons attending the premises for the purposes set out in condition 2 shall not exceed 30 at any time.
- 4 The permitted use shall not operate outside the hours of 1800 to 2030 on Fridays and 0930 to 1300 on Saturdays nor at any time on other days except for no more than two days in any calendar month, in which case the meeting shall not last in excess of 3 hours and not take place beyond 2030 hours, unless otherwise agreed in writing by the Local Planning Authority.
- 5 The premises shall not be sub-divided from the rest of the rear garden and house at 14 Palmerston Road.
- 6 No vehicles associated with the use of the premises hereby approved, shall park in the access road serving the premises located between nos. 24 and 26 Victoria Road and rear of 12A and 14 Palmerston Road.
- 7 Before the building is first used, details of insulation of the building shall be submitted and agreed in writing by the Local Planning Authority. The details as agreed shall be carried out thereafter before first occupation.
- 8 No music, microphone or amplification equipment shall be used at the premises.
- 9 No new openings shall be created in the external walls or roof of the building unless otherwise agreed in writing by the Local Planning Authority.
- 10 Other than for the owner/occupant of 14 Palmerston Road, access to the building shall be from the rear access road off Victoria Road only, unless otherwise agreed in writing by the Local Planning Authority.
- 11 Details shall be submitted and agreed in writing by the Local Planning Authority, before the building is first brought into use, of public access into the building for all user groups.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0410/07
<b>SITE ADDRESS:</b>	Alderton County Junior And Infant School Alderton Hall Lane Loughton Essex IG10 3HE
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Alderton
<b>DESCRIPTION OF PROPOSAL:</b>	County Council application for the construction of a single storey Children's Centre housing a 'drop in' creche, consulting and training facilities, 44 full day care child places, along with the formation of a new car parking area, the installation of a vehicle safety barrier and the construction of a new secure external children's play area.
<b>DECISION:</b>	<b>RAISE OBJECTION</b>

**Reasons for Refusal**

- 1 Loss of part of playing fields and therefore not satisfied that the sporting needs of the community will be safeguarded.
- 2 No guarantee that existing trees on the site will be retained and protected during construction.
- 3 Loss of amenity to local residents because increased parking will lead to excessive traffic congestion and disturbance to nearby residents.
- 4 Loss of the staff parking for the school which is shown to be removed by the proposed development.
- 5 Lack of traffic management which is essential to ensure that there is control on parking and congestion associated with this development.
- 6 Lack of security measures or management for the development within existing school grounds.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/0146/07
<b>SITE ADDRESS:</b>	1 Church Hill Loughton Essex IG10 1QP
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing building and erection of eight, two bedroom apartments in two blocks, with associated parking and landscaping. (Revised application)
<b>DECISION:</b>	<b>REFUSED</b>

**REASON FOR REFUSAL**

- 1 The proposal will result in an overdevelopment of the site, and be of an overbearing nature and of excessive bulk, contrary to policies BE2 and H4 of the Essex and Southend on Sea Replacement Structure Plan and policies DBE1 and DBE2 of the adopted Local Plan and Alterations.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/0385/07
<b>SITE ADDRESS:</b>	35 Spareleaze Hill Loughton Essex IG10 1BS
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey side and single storey rear extension with balcony.
<b>DECISION:</b>	<b>REFUSED</b>

**REASON FOR REFUSAL:**

- 1 The proposal would, by reason of providing a balcony with access to it from first floor openings, result in serious overlooking and loss of privacy to the occupants of neighbouring properties, contrary to policy DBE9 of the adopted Local Plan and Alterations.



**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/2100/06 RES
<b>SITE ADDRESS:</b>	Epping Forest College Border's Lane Loughton Essex IG10 3SA
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	Reserved matters application for 268 no. residential dwellings and associated infrastructure.
<b>RECOMMENDED DECISION:</b>	<b>Subject to a Deed of Variation of the existing Section 106 Agreement requiring 33% of the total number of residential units to be affordable housing and an education contribution of £42,165.</b>  <b>GRANT (with conditions)</b>

**CONDITIONS**

- 1 The development shall be carried out in accordance with the amended plans received on 28/02/07 unless otherwise agreed in writing with the Local Planning Authority.
- 2 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Prior to the commencement of development details of new screen walls, fences or such similar structures, including those around the perimeter of the site, shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the north facing flank walls of the proposed houses on plot nos. 79 and 145 as shown on drawing no. EFC-21-02-03B hereby permitted without the prior written approval of the Local Planning Authority.
- 5 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the garage(s) hereby approved shall be retained so that it is capable of allowing the parking of cars together with any ancillary

storage in connection with the residential use of the site, and shall at no time be converted into a room or used for any other purpose.

- 6 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 and B shall be undertaken without the prior written permission of the Local Planning Authority.
- 7 The details submitted regarding the retention of existing trees and shrubs, in respect of condition 5 of outline planning permission EPF/1244/05 and landscaping proposals, in respect of condition 6 of outline planning permission EPF/1244/05, shall be carried out in strict accordance with drawing nos. JBA 06/42-05 Rev C and JBA 06/42-04 Rev. C received on 22 January 2007, unless otherwise agreed in writing by the Local Planning Authority.
- 8 The submitted Landscape Method Statement prepared by James Blake Associates dated October 2006 and received on 25 October 2007, in respect of condition 7 of outline planning permission EPF/1244/06, shall be implemented in full on site unless otherwise agreed in writing by the Local Planning Authority.
- 9 The details submitted relating to condition 8 of Outline Planning Permission EPF/1244/06 in respect of a Landscape Management Plan prepared by James Blake Associates dated September 2006 and received on 22 January 2007 shall be fully carried out in strict accordance on site unless otherwise agreed in writing by the Local Planning Authority.
- 10 All road junctions shall be provided with a 33 x 2.4 x 33 metre visibility splay maintained clear to the ground at all times. These visibility splays shall be provided prior to the road being used for vehicular traffic and retained free of obstruction at all times.
- 11 Prior to the occupation of each dwelling, each vehicular access shall be provided with a 1.5m by 1.5m pedestrian visibility splay on both sides. There shall be no obstruction above a minimum height of 600mm within the pedestrian visibility splays thereafter.
- 12 The laying out of the estate road, footways, mews courts shall be laid out and constructed in accordance with the Essex Design Guide, 2005.
- 13 Notwithstanding the details shown on the approved plans, details of refuse facilities shall be submitted and agreed in writing prior to commencement of the development. The details as agreed shall be carried out on site prior to first occupation.
- 14 All construction traffic associated with the development shall take place from the position of the new access off Borders Lane only, and not at all from Newmans Lane.

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/0104/07
<b>SITE ADDRESS:</b>	26 Harwater Drive Loughton Essex IG10 1LW
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Johns
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey side and rear extension, single storey rear extension and loft conversion including rear dormer window. (Revised application)
<b>DECISION:</b>	<b>GRANT (with conditions)</b>

**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 extension, shall match those of the existing building.
- 3 Prior to first occupation of the building hereby approved the proposed window openings in first floor flank wall shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.

This page is intentionally left blank

**Report Item No: 8**

<b>APPLICATION No:</b>	EPF/1931/05
<b>SITE ADDRESS:</b>	1 Salcombe Park High Road Loughton
<b>PARISH:</b>	Loughton
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/9/90 - Felling of Oak.
<b>DECISION:</b>	<b>GRANT (with conditions)</b>

**CONDITIONS:**

- 1 A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed, unless varied with the 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: 9**

<b>APPLICATION No:</b>	EPF/1778/06
<b>SITE ADDRESS:</b>	1 Salcombe Park Loughton Essex IG10 4QT
<b>PARISH:</b>	Loughton
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/9/90 - Fell Oak. (additional application - damage to second garage)
<b>DECISION:</b>	<b>GRANT (with conditions)</b>

**CONDITIONS:**

- 1 A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed, unless varied with the 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.

This page is intentionally left blank