

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

**Committee:** Area Planning Subcommittee   **Date:** 12 September 2007  
South

**Place:** Roding Valley High School, Brook Road, Loughton, Essex   **Time:** 7.30 - 9.25 pm

**Members Present:** J Hart (Chairman), Mrs L Wagland (Vice-Chairman), K Angold-Stephens, D Bateman, K Chana, R Church, Mrs S Clapp, Mrs A Haigh, R Law, A Lee, J Markham, G Mohindra, Mrs C Pond, Mrs P Richardson, P Spencer, P Turpin and H Ulkun

**Other Councillors:** T Frankland

**Apologies:** M Cohen, J Knapman and B Sandler

**Officers Present:** N Richardson (Principal Planning Officer), Z Folley (Democratic Services Assistant), S G Hill (Senior Democratic Services Officer), A Hendry (Democratic Services Officer) and S Mitchell (PR & Internet Assistant)

### **29. 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. The Sub-Committee noted the Council's Protocol for Webcasting of Council and Other Meetings.

### **30. MINUTES**

**Resolved:**

That the minutes of the meeting of the Sub-Committee held on 15 August 2007 be taken as read and signed by the Chairman as a correct record.

### **31. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillors R Church, P Spencer and H Ulkun declared personal interests in agenda items 7(5)(EPF/1337/07 38 - 44 High Road, Buckhurst Hill) and (6) EPF/1485/07 83 Queen's Road Buckhurst Hill and (7) (EPF/1504/07 41 & 43 Epping New Road Buckhurst Hill) by virtue of being members of Buckhurst Hill Parish Council. The Councillors declared that their interests were not prejudicial and indicated that they would stay in the meeting during the consideration and voting on the items.

(b) Pursuant to the Council's Code of Member Conduct, Councillors K Angold – Stephens and Mrs C Pond declared personal interests in agenda items 7 (2) (EPF/1138/07 Burton Road Depot Burton Road Loughton) and (3) (EPF/1521/07 38 Church Hill Loughton) by virtue of being members of Loughton Town Council . The

Councillors declared that their interests were not prejudicial and indicated that they would stay in the meeting during the consideration and voting on the items.

**32. ANY OTHER BUSINESS**

It was reported that there was no urgent business for consideration at the meeting.

**33. 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.

**34. DELEGATED DECISIONS**

The Sub-Committee noted that details of planning applications determined by the Head of Planning Economic Development under delegated authority since the last meeting had been

**CHAIRMAN**

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/1558/07
<b>SITE ADDRESS:</b>	6 Murtwell Drive Chigwell Essex IG7 5ED
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>DESCRIPTION OF PROPOSAL:</b>	Variation to EPF/1920/06 for a two storey side and rear extensions, including a loft conversion to include a side dormer window. (Revised application)
<b>DECISION:</b>	Grant Permission (With Conditions)

The Committee's attention was drawn to a petition dated 11/09/07

## **CONDITIONS**

- 1 This permission, in respect of the side dormer window, shall be implemented within 3 months of the date of this notice after the unauthorised dormer is removed.
- 2 Prior to first occupation of the building hereby approved the proposed window openings in the flank wall shall be fitted with obscured glass with night vents only and the proposed window opening in the side dormer shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 3 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 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.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1138/07
<b>SITE ADDRESS:</b>	Burton Road Depot Burton Road Loughton Essex IG10 3QS
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Broadway
<b>DESCRIPTION OF PROPOSAL:</b>	Renewal of planning permission EPF/1518/03 to retain two portakabins without compliance with condition 1 until 31 August 2014.
<b>DECISION:</b>	Grant Permission (subject to conditions)

**CONDITIONS**

- 1 This consent shall inure for a limited period expiring 7 years from the date of this Notice, or the vacancy of the portakabins by Vinci Park UK Ltd, whichever is the sooner, at which time the development permitted by this Notice shall be discontinued and the structure shall be demolished and the materials removed from the site.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1521/07
<b>SITE ADDRESS:</b>	38 Church Hill Loughton Essex IG10 1LA
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Johns
<b>DESCRIPTION OF PROPOSAL:</b>	Extension to current office premises.
<b>DECISION:</b>	Grant Permission (With Conditions)

The Committee's attention was drawn to a letter of representation from Loughton Town Council.

**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 premises shall be used solely for B1a offices, and for no other purpose (including any other purpose in Class B1, of the Schedule to the Town & Country Planning (Use Classes) Order 2005, or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order.
- 3 The use hereby permitted shall only operate and be occupied between the hours of 08.30 and 18.00 hours Monday to Friday and not at all at any other times.
- 4 No open storage of any materials shall take place at any time at the site.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/1639/07
<b>SITE ADDRESS:</b>	37 Upper Park Loughton Essex IG10 4EQ
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>DESCRIPTION OF PROPOSAL:</b>	Front single storey extension and front and rear dormer windows. (Revised application)
<b>DECISION:</b>	Grant Permission (With Conditions)

The Committee's attention was drawn to a letter of representation from Loughton Town Council.

**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 Prior to first occupation of the building hereby approved the proposed window openings in the flank wall and rear dormer shall be fitted with obscured glass with night vents only, and shall be permanently retained in that condition.
- 3 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 4 No roof light or window openings shall be inserted on to the rear roof slope that faces north-east towards no 1 High Silver.

**Report Item No:5**

<b>APPLICATION No:</b>	EPF/1337/07
<b>SITE ADDRESS:</b>	38 - 44 High Road Buckhurst Hill Essex IG9 5HP
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	Self-containment of 4 x one and 12 x two bedroom flats, alterations to existing rear extension to 42-44 High Road and laying out of the front garden areas for parking and landscaping.
<b>DECISION:</b>	Grant Permission (With Conditions)

**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 Details of the types and colours of the external finish of the extension 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 screen walls, fences or such similar structures 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 No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

If any tree 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 3 years of the completion of the development, another tree, shrub, or hedge shall be planted at the same place, and that tree, shrub, or hedge shall be of such size, specification, and species, and should be planted at such time as may be specified in writing by 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 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.

- 5 The area within the sight splays indicated on the submitted plan shall be formed to give a clear and continuous view of traffic and shall not contain obstructions above the crown of the adjacent road.

- 6 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

- 7 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

- 8 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.

- 9 Prior to the commencement of the development details of the proposed surface materials for the access and parking areas shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.



- 10 Prior to the commencement of the works hereby agreed details of a parapet on the rear extension shall be submitted in writing to the Local Planning Authority. The parapet shall feature either a layer of tile-creasing below a row of bricks on edge or a layer of coping stones at the top of the wall.
- 11 Details of the finished external appearance of the building shall be submitted and agreed in writing by the Local Planning Authority prior to work commencing on the site. The details as agreed will be carried out thereafter.
- 12 No vehicular access shall take place from Chandos Close into or out of the application site.

**Report Item No:6**

<b>APPLICATION No:</b>	EPF/1485/07
<b>SITE ADDRESS:</b>	83 Queen's Road Buckhurst Hill Essex IG9 5BW
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	Redevelopment to provide residential development of five, two bedroom flats. (Revised application)
<b>DECISION:</b>	Grant Permission (With Conditions)

**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 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 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

- 4 Prior to the commencement of development the details of the number, location and design of powered two wheelers and bicycle parking facilities shall be submitted to and approved in writing by the local planning authority. The approved facility shall be provided prior to occupation and shall be retained thereafter.
- 5 No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.

- 6 Prior to the commencement of the development details shall be approved in writing by the Local Planning Authority showing the means to prevent the discharge of surface water from the development onto the highway. The approved scheme shall be carried out in its entirety before the access is first used and shall be retained at all times.

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/1504/07
<b>SITE ADDRESS:</b>	41 & 43 Epping New Road Buckhurst Hill Essex IG9 5JT
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	First floor side and two storey side and rear extensions to both properties. (Revised application)
<b>DECISION:</b>	Refuse Permission

**REASON FOR REFUSAL**

- 1 The proposed extensions will appear overbearing and bulky in relation to both neighbouring properties, resulting in loss of outlook to these occupants, contrary to policy DBE9 of the adopted Local Plan and Alterations.