

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 6 August 2014
South

Place: Roding Valley High School, Brook Road, Loughton, Essex IG10 3JA **Time:** 7.30 - 10.50 pm

Members Present: N Wright (Chairman), B Sandler (Vice-Chairman), K Angold-Stephens, G Chambers, K Chana, R Jennings, H Kauffman, L Mead, G Mohindra, Mrs C P Pond, C C Pond, Mrs T Thomas, H Ulkun, Ms S Watson and D Wixley

Other Councillors:

Apologies: J Hart, L Girling, J Knapman, A Lion, H Mann, S Neville, C Roberts, Mrs L Wagland and S Weston

Officers Present: J Shingler (Principal Planning Officer), J Leither (Democratic Services Assistant), A Hendry (Democratic Services Officer) and S Mitchell (PR Website Editor)

18. 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.

19. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements adopted by the Council to enable persons to address the Sub-Committee, in relation to the determination of applications for planning permission.

20. MINUTES

The minutes were agreed subject to Item 1 EPF/0402/14 – Gable Lodge, 108 Church Hill, Loughton, Essex IG10 1LH.

Councillor Mrs C Pond advised that at the last meeting of the Sub-Committee, Planning Officers had agreed to consult with two Ward Members on the planting scheme before it was finalised and that this had not been documented in the minutes on page 6, paragraph 22.

RESOLVED:

That the minutes of the meeting held on 9 July 2014 be taken as read and signed by the Chairman as a correct record subject to the amendment as noted above.

21. CHAIRMAN OF THE MEETING

The Chairman had tendered his apologies for the meeting and the Vice-Chairman assumed Chairmanship of the Sub-Committee. The Chairman then sought a nomination for Vice-Chairman of the meeting.

RESOLVED:

That Councillor B Sandler be elected Vice-Chairman for the duration of the meeting.

22. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor H Kauffman declared a personal interest in the following item of the agenda by virtue of owning an adjoining property. The Councillor had determined that his interest was pecuniary and he would leave the meeting for the consideration of the application and voting thereon:

- EPF/0590/14 - 168A High Road, Loughton.

(b) Pursuant to the Council's Code of Member Conduct, Councillor C C Pond declared a non-pecuniary interest in the following item of the agenda by virtue of being acquainted with the Applicant. The Councillor had determined that his interest was non-pecuniary and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0833/143 – Land adj. 15 Connaught Avenue, Loughton.

23. ANY OTHER BUSINESS

It was noted that there was no other urgent business for consideration by the Sub-Committee.

24. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 13 be determined as set out in the attached schedule to these minutes.

25. 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 circulated to all members and were available for inspection at the Civic Offices.

26. EXCLUSION OF PUBLIC AND PRESS

The Sub-Committee noted that there were no items of business on the agenda that necessitated the exclusion of the public and press from the meeting.

CHAIRMAN

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Report Item No: 1

APPLICATION No:	EPF/1010/14
SITE ADDRESS:	Queens House Queens Road Buckhurst Hill Essex IG9 5BX
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	TPO/EPF/24/98: T1 - Lime - Fell and replace.
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=562774

REASON FOR REFUSAL

- 1 It has not been demonstrated that the need to fell the tree is justified for arboricultural reasons and although it is recognised that the issues associated with the tree are inconvenient these alone are not sufficient to justify the significant loss of its visual and other amenity. The proposal is therefore contrary to policy LL9 of the Council's Adopted Local Plan and Alterations.

Report Item No:2

APPLICATION No:	EPF/0404/14
SITE ADDRESS:	118 Lambourne Road Chigwell Essex IG7 6EF
PARISH:	Chigwell
WARD:	Chigwell Row
DESCRIPTION OF PROPOSAL:	Retention of outbuilding in rear garden.
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=560291

CONDITIONS

- 1 The outbuilding hereby approved shall only be used for purposes incidental to the dwelling house on the site. It shall not be used for primary residential accommodation, for example as a living room, bedroom or kitchen and shall not be used for any business or commercial purposes at any time.

Report Item No: 3

APPLICATION No:	EPF/0590/14
SITE ADDRESS:	168A High Road Loughton Essex IG10 1DN
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Two new floors to comprise 2 no. flats.
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=561238

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos:
1393-01A
1393-03D
- 2 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 3 No development shall have taken place until samples of the types and colours of the external finishes 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 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 07.30 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.
- 5 No advertisements, posters, notices or signage of any kind shall be affixed to the approved building at any time without the prior written approval of the Local Planning Authority.

Report Item No: 4

APPLICATION No:	EPF/0833/14
SITE ADDRESS:	Land adj 15 Connaught Avenue Loughton Essex IG10 4DP
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	New detached house with integral garage.
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=562171

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: 901/001-004 Rev A, Drg SK 001-003 and the submitted location plan.
- 3 No development shall have taken place until details of the types and colours of the external finishes including those of the garage doors 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.
- 4 Prior to 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 and thereafter maintained in the agreed positions before the first occupation of any of the dwellings hereby approved.
- 5 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 two storey extensions shall be undertaken without the prior written permission of the Local Planning Authority.
- 6 The proposed window openings in the flank elevations at first floor level 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.
- 7 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 that Order) no windows other than any shown on

the approved plan shall be formed in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.

- 8 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.
- 9 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 10 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 07.30 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.
- 11 No development to take place on site until details of the means of construction of the access to the site for the development phase are submitted to and approved by the Local Planning Authority.
- 12 No development to take place on site until details of the construction methods for the driveway serving the new dwelling are submitted to and approved by the Local Planning Authority.
- 13 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan and Arboricultural Method Statement in accordance with BS:5837:2005 (Trees in relation to construction) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved Tree Protection Plan and Arboricultural Method Statement unless the Local Planning Authority gives its written consent to any variation.
- 14 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 3 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.

Report Item No: 5

APPLICATION No:	EPF/1036/14
SITE ADDRESS:	St. Winifreds Church Manor Road Chigwell Essex IG7 5PS
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Telecommunications installation comprising of the raising of the existing Church Tower by 2.2m so as to house 6 additional antennas and other equipment as part of an upgrade of the existing telecommunications equipment at this church. The existing mock flagpole to be removed.
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=562910

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 church tower, unless otherwise agreed in writing by the Local Planning Authority.
- 3 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 301-A; 100-A; 201-A; 202-A; 302-A; 401-A; 402-A; 403-A; 501-A; 502-A.

Report Item No: 6

APPLICATION No:	EPF/1088/14
SITE ADDRESS:	1 Pyrles Lane Loughton Essex IG10 2NW
PARISH:	Loughton
WARD:	Loughton Fairmead Loughton St Johns
DESCRIPTION OF PROPOSAL:	Removal of existing garage and construction of part two storey and part single storey side extension, and new front porch (Revised application to EPF/0525/14)
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=563175

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 window openings in the first floor rear facing bathroom and shower room 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: 7

APPLICATION No:	EPF/1170/14
SITE ADDRESS:	Land between Parkview & 1 Station Road and Land between 4 & 5 Station Road Chigwell Essex IG7 6QT
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Erection of 1 pair of semi-detached 3 bed houses between Parkview and 1 Station Road. Erection of further pair of semi-detached 3 bed houses between 4 and 5 Station Road.
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=563590

REASONS FOR REFUSAL

- 1 The proposed dwellings due to their excessive bulk and height in relation to adjacent properties, would be over prominent and out of keeping with the existing street scene and would detract from the character and amenity of the area contrary to policies CP2, CP7 and DBE1 of the Adopted Local Plan and Alterations.
- 2 The Proposed dwellings due to their excessive bulk and height and relationship with adjacent properties would have an overbearing impact on neighbouring residents causing excessive harm to residential amenity contrary to policies DBE2 and DBE9 of the Adopted Local Plan and Alterations.

PROPOSED WAY FORWARD

Members considered that the principle of the development of 2 pairs of semi detached houses was acceptable but that the height and bulk of the houses proposed was excessive and overbearing. It was therefore suggested that the way forward would be to reduce the height and bulk of the buildings to be more in keeping with the existing railway cottages.

Report Item No: 8

APPLICATION No:	EPF/1177/14
SITE ADDRESS:	1 Willow Close Buckhurst Hill Essex IG9 6HS
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Part two storey, part single storey rear extensions and new two storey side extension. Including alterations and conversion to two dwellings with associated parking and amenity space
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=563597

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 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended no extensions to either of the two dwellings within the red lined site that are generally permitted by virtue of Class A of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 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.
- 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 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 07.30 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.

Report Item No: 9

APPLICATION No:	EPF/1183/14
SITE ADDRESS:	95 High Road Loughton Essex IG10 4JD
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Proposed double storey rear extension including enlargement of existing basement and loft conversion with rear dormer windows.
DECISION:	Referred to District Development Control Committee

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=563613

This application was referred to the District Development Control Committee with no recommendation.

Members requested that this not be taken as a supplementary item to the next DDCC as this would not give sufficient time for all the issues to be addressed fully in the report. They wanted to be sure that all the facts were clearly presented in the report.

Report Item No: 10

APPLICATION No:	EPF/1201/14
SITE ADDRESS:	32 Lechmere Avenue Chigwell Essex IG7 5ET
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Removal of existing raised garage structure and the erection of a two storey side extension, and part two storey and part single storey rear extension. (Revision to application EPF/0577/14 omitting extensions at roof level).
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=563712

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 roof tile to be used on the proposed extensions shall match that used on the existing building, unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 11

APPLICATION No:	EPF/1236/14
SITE ADDRESS:	20 Chester Road Chigwell Essex IG7 6AJ
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Removal of existing flat roof, raise ridge height by 850mm to form 1 no. rear dormer with 2 no. side dormers and 3 no. rooflights to front and 2 no. rooflights to each side. New pitched roof over rear extension.
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=563812

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 dormer in the north side roof slope and any glazing within the dormer in the south side side roof slope 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: 12

APPLICATION No:	EPF/1247/14
SITE ADDRESS:	69 Queens Road Buckhurst Hill Essex IG9 5BW
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Retrospective application for new extraction system to the rear of the property.
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=563850

REASONS FOR REFUSAL

The presenting officer referred to two additional letters that had been received, one from 2A Kings Avenue raising objection and a further letter from 2 Kings Avenue reiterating the existing objection and raising concern that the amended proposal is larger and more overbearing and has a greater visual impact.

- 1 The extract flue, due to its size, position in relation to adjacent residential properties and its external finish, is excessively prominent and visually intrusive resulting in excessive harm to the residential amenity of neighbours contrary to Policy DBE9 of the adopted Local Plan and Alterations.

PROPOSED WAY FORWARD

Members considered that the way forward would be to make the proposed flue less visually imposing and unattractive , by for instance altering its size, configuration and external finish.

Report Item No: 13

APPLICATION No:	EPF/1248/14
SITE ADDRESS:	18 Stradbroke Grove Buckhurst Hill Essex IG9 7LL
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Part one and part two storey rear extension, first floor side extension, and enlargement of roof with rear second floor dormer window.
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=563851

Members considered the proposal but felt that the bulk scale and massing of the proposed rear extension at both ground and first floor was unacceptable particularly with regard to the impact on the amenity of neighbours. They were also concerned about the proposed side doorway which would cause some loss of privacy to the kitchen area of number 16 Stradbroke Grove.

REASONS FOR REFUSAL

- 1 The proposed rear extension due to its bulk and massing would be overbearing when viewed from neighbouring properties and cause excessive harm to residential amenity contrary to policy DBE9 of the adopted Local Plan and Alterations.

PROPOSED WAY FORWARD

Members considered whether there was a way forward and advised that a reduction in the depth of the rear extension at ground and first floor would be more likely to be acceptable and also suggested that the issue of overlooking from the proposed ground floor doorway should be addressed.