

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 4 March 2015
South

Place: Roding Valley High School, Brook **Time:** 7.30 - 9.45 pm
Road, Loughton, Essex IG10 3JA

Members Present: J Hart (Chairman), N Wright (Vice-Chairman), G Chambers, K Chana, R Jennings, H Kauffman, J Knapman, A Lion, H Mann, L Mead, S Neville, Mrs C P Pond, C C Pond, C Roberts, B Sandler, Mrs T Thomas, Ms S Watson, S Weston and D Wixley

Other Councillors:

Apologies: K Angold-Stephens, L Girling, G Mohindra and Mrs L Wagland

Officers Present: S Solon (Principal Planning Officer), T Carne (Public Relations and Marketing Officer), A Hendry (Democratic Services Officer) and R Perrin (Democratic Services Assistant)

67. 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.

68. MINUTES

RESOLVED:

That the minutes of the last meeting of the Sub-Committee held on 4 February be agreed.

69. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors R Jennings and S Weston declared a personal interest in the following item of the agenda by virtue of living in the York Hill Conservation Area. The Councillors had determined that their interest was not prejudicial and they would stay in the meeting for the consideration of the application and voting thereon:

- EPF/1840/14 - Woodberrie, Woodbury Hill, Loughton

(b) 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 knowing the Architect of the applications. The Councillor had determined that his interest was not prejudicial and he would stay in the meeting for the consideration of the application and voting thereon:

- EPF/1840/14 - Woodberrie, Woodbury Hill, Loughton
- EPF/2600/14 - Lawlors Property Services, 165 High Road, Loughton

(c) Pursuant to the Council's Code of Member Conduct, Councillor J Hart declared a personal interest in the following item of the agenda. The Councillor had determined that his interest was pecuniary and prejudicial and that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/2665/14 - 4 Connaught Hill, Loughton.

70. ANY OTHER BUSINESS

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

71. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 10 be determined as set out in the attached schedule to these minutes.

72. 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

Report Item No: 1

APPLICATION No:	EPF/1840/14
SITE ADDRESS:	Woodberrie Woodbury Hill Loughton Essex IG10 1JB
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Demolition of an existing garage and the erection of a two storey extension to an existing dwelling house.
DECISION:	Refuse Permission (Householder)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=566572

REASON FOR REFUSAL

- 1 By reason of its unsympathetic and incongruous design, the proposed extension would fail to complement the design of the existing house, which is a locally listed building. As a consequence, the proposal is also harmful to the character and appearance of the locality and fails to preserve or enhance the character and appearance of the York Hill Conservation Area. Accordingly, the proposal is contrary to Local Plan and Alterations policies CP2(iv), HC6, HC7 and DBE10, which are consistent with the National Planning Policy Framework.

Way Forward

No objection is raised to the principle of an extension, however it should enhance the appearance of the house and should not interfere with views of it from Kings Hill.

Report Item No: 2

APPLICATION No:	EPF/2331/14
SITE ADDRESS:	Rear of 15 Clippers Quay Travel Queens Road Buckhurst Hill Essex IG9 5BZ
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Demolition of two storey storage building and erection of two storey dwelling to rear of 15 Queens Road.
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=569010

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 rear (north) elevation and the west flank elevation 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.
- 4 Prior to first occupation of the development hereby approved, the proposed privacy screen at the first floor level in the east flank elevation at the staircase shall be installed and shall be permanently retained in that condition.
- 5 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.
- 6 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 14/6056 2 rev E, 14/6056 3 rev B, 14/6056 4 rev B, 14/6056 5 rev A.

Report Item No:3

APPLICATION No:	EPF/2379/14
SITE ADDRESS:	Lucas McMullen Jacobs 258a High Road Loughton Essex IG10 1RB
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Extension of existing building in connection with proposed residential use forming 9 new dwellings (8 x 1 Bed and 1x 2 Bed). Re-submission following withdrawn application EPF/1686/14.
DECISION:	Refuse Permission

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=569231

REASON FOR REFUSAL

- 1 The proposal fails to demonstrate that the proposed refuse storage arrangements and repositioning of extract ducting on the rear elevation can be implemented. As a consequence, the proposal fails to include proper provision for refuse storage necessary for the development and fails to facilitate appropriate means of odour control for the restaurant at the ground floor of 258 High Road. In this particular case it is not possible to deal with these matters by planning conditions because third parties have control over them and have made clear they will not give their required consent for the proposals to address them. The proposal is therefore likely to result in unpleasant odours, harm to visual amenity and poor outlook from proposed Flat 3. Accordingly, the proposal is contrary to Local Plan and Alterations policy DBE9, which is consistent with the National Planning Policy Framework.

Way Forward

Members are not opposed to the principle of the development but any revised proposal should demonstrate an achievable means of storing refuse and repositioning existing extract ducting.

Report Item No: 4

APPLICATION No:	EPF/2565/14
SITE ADDRESS:	4 Connaught Hill Loughton Essex IG10 4DU
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Single storey rear extension, loft conversion and hip to gable, new porch, garage conversion, rendering all house and replacement of all windows. Re-submission following withdrawn application and refused application EPF/2183/13.
DECISION:	Refuse Permission (Householder)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=570290

REASON FOR REFUSAL

- 1 The proposed roof alteration would add disproportionate bulk to the roof of the house and appear over-dominant when seen from 21 Connaught Avenue. The proposed south facing dormer window would also appear disproportionately large in the roof slope and be likely to cause excessive overlooking of the rear garden of 21 Connaught Avenue. Accordingly, the proposal is contrary to Local Plan and Alterations policies DBE9 and DBE10, which are consistent with the National Planning Policy Framework.

Way Forward

Members found a reduced scale development with a significantly smaller south facing dormer window is likely to be acceptable.

Report Item No: 5

APPLICATION No:	EPF/2600/14
SITE ADDRESS:	Lawlors Property Services 165 High Road Loughton Essex IG10 4LF
PARISH:	Loughton
WARD:	
DESCRIPTION OF PROPOSAL:	The demolition of an existing outbuilding and a small section of stairwell to the rear. The erection of a 5 storey building to the rear of the site to provide one commercial unit (Use Class A2) at ground floor and 12 flats (6 x 1 bedroom and 4 x 2 bedroom flats) on upper floors. The refurbishment and revitalisation of the existing building to the front of the property including the erection of an additional floor to provide 2 x 1 bedroom flats.
DECISION:	Refuse Permission

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=570475

REASON FOR REFUSAL

- 1 By reason of its height, the proposed 5-storey building would appear over dominant and unduly prominent within its context, to the detriment of the character and appearance of the locality. Accordingly, the proposal is contrary to Local Plan and Alterations policies CP2(iv), CP7 and DBE1 (i) and (ii), which are consistent with the National Planning Policy Framework.

Way Forward.

Members considered a reduction in the height of the building to four storeys would be likely to overcome their objection to the development.

Report Item No: 6

APPLICATION No:	EPF/2851/14
SITE ADDRESS:	47 Wellfields Loughton Essex IG10 1PA
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Erection of a two storey side extension, part one and part two storey front extension including a porch and a rear ground floor 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/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=571870

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 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: 7

APPLICATION No:	EPF/2861/14
SITE ADDRESS:	2 Rookwood Avenue Loughton Essex IG10 2DG
PARISH:	Loughton
WARD:	Loughton Broadway
DESCRIPTION OF PROPOSAL:	Part single, part two storey 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/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=571914

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 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: 8

APPLICATION No:	EPF/2938/14
SITE ADDRESS:	28 Grange Crescent Chigwell Essex IG7 5JB
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Rendered blockwork shed in rear garden set next to southern side boundary and with a height to the ridge of its tiled roof of 4m.
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=572293

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 external finishes of the development hereby permitted shall be render to the walls and roofing tiles to match in material, colour, style, and texture those of the house.

Report Item No: 9

APPLICATION No:	EPF/2954/14
SITE ADDRESS:	7 Daylop Drive Chigwell Essex IG7 4QF
PARISH:	Chigwell
WARD:	Chigwell Row
DESCRIPTION OF PROPOSAL:	Retention of side extension roof including front porch
DECISION:	Grant Permission

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=572353

CONDITIONS

NONE

Report Item No: 10

APPLICATION No:	EPF/2970/14
SITE ADDRESS:	50 Princes Road Buckhurst Hill Essex IG9 5EE
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Erection of ground floor 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/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=572402

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: A 06 03 Rev F; A 06 04 Rev F; A 06 02 Rev E; A 05 04 Rev A; A 05 06 Rev E; A 06 01 Rev A; A 05 07 Rev E; A 05 01 Rev A; A 05 03 Rev A; A 05 02 Rev A; A 05 05 Rev C.
- 3 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.