

## **EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Planning Sub-Committee **Date:** 29 April 2015  
South

**Place:** Roding Valley High School, Brook **Time:** 7.30 - 9.05 pm  
Road, Loughton, Essex IG10 3JA

**Members Present:** J Hart (Chairman), N Wright (Vice-Chairman), K Angold-Stephens, K Chana, R Jennings, H Kauffman, J Knapman, A Lion, L Mead, Mrs C P Pond, C C Pond, Ms S Watson, S Weston and D Wixley

**Other Councillors:**

**Apologies:** G Chambers, L Girling, H Mann, G Mohindra, S Neville, C Roberts, B Sandler, Mrs T Thomas and Mrs L Wagland

**Officers Present:** S Solon (Principal Planning Officer), R Hellier (Aboriculturual Officer), J Leither (Democratic Services Assistant), A Hendry (Democratic Services Officer) and T Carne (Public Relations and Marketing Officer)

### **79. 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.

### **80. MINUTES**

#### **RESOLVED:**

That the minutes of the last meeting of the Sub-Committee held on 1 April 2015 be agreed and signed by the Chairman as a correct record.

### **81. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillor L Mead declared a pecuniary interest in the following item of the agenda. The Councillor advised that she was a customer of the applicant and that she would leave the meeting for the consideration of the application and voting thereon:

- EPF/2874/14 Woodbury Homes, 25A York Hill, Loughton IG10 1RL

(b) Pursuant to the Council's Code of Member Conduct, Councillor J Hart declared a non pecuniary interest in the following item of the agenda. The Councillor had advised that the applicant was known to him and that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/0242/15 4 Hampton Mead, Loughton IG10 1TX

**82. ANY OTHER BUSINESS**

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

**83. CONFIRMATION OF TREE PRESERVATION ORDER - EPF/17/13 - 100 PRINCES ROAD, BUCKHURST HILL, ESSEX.**

The Tree & landscape Officer Mr R Hellier advised the Sub-Committee that the Tree Preservation Order (TPO) was aimed to protect two birch trees and a cherry tree situated in the garden of 100 Princes Road, Buckhurst Hill, Essex. The trees had a high visual amenity in the street scene and had been assessed for their visual contribution, life expectancy and importance of location.

Mr Hellier reported that the two healthy 8 metre tall birch trees had good form and could be expected to thrive for another 40 years. They would provide all year round interest to those living in and using Princes Road. The cherry tree was an ornamental variety that added colourful interest which softened the 12 metre long, 1.8 metre high brick wall which dominated the pavement in front of the property.

Mr Hellier therefore recommended that, in the interests of public amenity, the order be confirmed without modification. The order would allow the Council to ensure that any future application to fell any or all of the trees would be considered for the safeguarding of public amenity value; in accordance with Council local landscape planning policy LL7.

**RESOLVED:**

That Tree Preservation Order TPO/EPF/29/14 be confirmed without modification.

**84. 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.

**85. 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**

<b>APPLICATION No:</b>	EPF/0193/15
<b>SITE ADDRESS:</b>	23 Church Hill Loughton Essex IG10 1QP
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	Front garden wall and railings across part of front boundary.
<b>DECISION:</b>	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=573425](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=573425)

**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 a replacement hedge, including species and density, to be planted behind the enclosure hereby approved shall be submitted to and approved by the local planning authority before any works commence on site. The approved details shall be implemented on site in full within the first planting season following the substantial completion of the development hereby approved.
- 3 The railings hereby approved shall be painted black.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/2874/14
<b>SITE ADDRESS:</b>	Woodbury Homes 25A York Hill Loughton Essex IG10 1RL
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Johns
<b>DESCRIPTION OF PROPOSAL:</b>	Retention of air conditioning unit with screen on roof.
<b>DECISION:</b>	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=571974](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=571974)

**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 retained strictly in accordance with the approved drawings nos: Site location plan 06 01 15 SH.R1
- 3 The air conditioning unit hereby approved shall not be installed until a visual barrier indicated on drawing no 06 01 15 WH.R1 is erected in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The visual barrier shall be retained as long as an air conditioning unit is in place in the approved position on the roof.
- 4 Operation of the air conditioning unit hereby approved must cease during any period that the rating level of noise (as defined by BS4142:2014) emitted from the air conditioning unit exceeds the prevailing background noise level. The measurement position and assessment shall be made according to BS4142:2014.
- 5 The air conditioning unit hereby approved shall not be operated before 09:00 or after 18:00 Monday to Saturday and shall not be operated at all on Sundays and Bank Holidays.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0037/15
<b>SITE ADDRESS:</b>	2 Norlands Chigwell Park Chigwell Essex IG7 5BE
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of new 1.6m electric gate and painted black steel railings to front wall. (Resubmission following refusal of EPF/1638/14)
<b>DECISION:</b>	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=572918](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=572918)

**REASON FOR REFUSAL**

- 1 By reason of their height and detailed design, the proposed gates and railings would appear as an incongruous feature in the street scene and cause significant harm to the character and appearance of the locality. Moreover, the development would serve as a material consideration in favour of similar proposals elsewhere in Chigwell Park, which would exacerbate the harm caused by the proposed development. Accordingly, the proposal is contrary to Policy DBE1 of the adopted Local Plan and Alterations, which is consistent with the National Planning Policy Framework.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/0063/15
<b>SITE ADDRESS:</b>	162A Queens Road Buckhurst Hill Essex IG9 5BD
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed loft conversion with rear dormer to existing flat
<b>DECISION:</b>	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=573133](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=573133)

**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.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/0181/15
<b>SITE ADDRESS:</b>	Rear of 71 & 71A Stonards Hill Loughton Essex IG10
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Roding
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of a pair of single storey garages, with access on to Alderton Way.
<b>DECISION:</b>	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=573413](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=573413)

**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 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 3 The building hereby approved shall only be used for the garaging of cars. It shall not be used for any other purpose including any commercial or industrial use.
- 4 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 5 Prior to first occupation of the development the vehicular access shall be constructed at right angles to the highway boundary and the existing carriageway. The width of the access at its junction with the highway shall not be less 5.5 metres and shall be provided with an appropriate dropped kerb vehicular crossing of the footway.
- 6 The development hereby permitted will be completed strictly in accordance with the two approved drawings numbered 4956 DE 12 and 13.

- 7 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.
- 8 The development hereby approved shall not be commenced until details of the means of enclosing the site boundary with the highway have been submitted to and approved in writing by the Local Planning Authority. The approved means of enclosure shall be provided prior to the first use of the garages and thereafter permanently retained unless otherwise agreed in writing by the Local Planning Authority.
- 9 The development hereby approved shall not be commenced until details of soft landscaping of the site have been submitted to and approved in writing by the Local Planning Authority. The approved landscaping details shall be implemented in full within the first planting season following the substantial completion of the development.



**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/0242/15
<b>SITE ADDRESS:</b>	4 Hampton Mead Loughton Essex IG10 1TX
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey front, side and rear extension to be used as a "granny annexe" and ancillary family rooms.
<b>DECISION:</b>	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=573526](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=573526)

**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 house, unless otherwise agreed in writing by the Local Planning Authority.
- 3 The proposed development shall only be used as ancillary accommodation for the existing dwellinghouse and shall not be occupied as a unit separately from the dwelling known as 4 Hampton Mead, Loughton.
- 4 Any material excavated from below ground works resulting from the development hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 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.

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/0605/15
<b>SITE ADDRESS:</b>	Debden Park High School Willingale Road Loughton Essex IG10 2BQ
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Broadway
<b>DESCRIPTION OF PROPOSAL:</b>	A temporary two storey sixth form teaching block and common room, for up to 200 students, to be erected close to the west side of the existing school building.
<b>DECISION:</b>	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=574384](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=574384)

**CONDITIONS**

- 1 The development hereby permitted shall be removed from the site together with any associated materials and the land restored on or before 01/05/2020 in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority. The scheme of work shall be submitted to the Local Planning Authority by the 01/04/2020 unless otherwise agreed in writing by the Local Planning Authority.
- 2 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tools. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
- 3 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site.

Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the Local Planning Authority contacted and a scheme to investigate the risks and / or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the Local Planning Authority prior to the recommencement of development works.

Following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no

unexpected contamination was encountered.

- 4 The development hereby permitted will be completed strictly in accordance with 9 approved drawings numbered 2139.300 to 2139.308.
- 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

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