

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 23 August 2017
South

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 10.05 pm
High Street, Epping

Members Present: G Chambers (Chairman), R Baldwin, A Beales, K Chana, S Heap, R Jennings, J Jennings, H Kauffman, A Lion, L Mead, G Mohindra, C P Pond, C C Pond, C Roberts, D Roberts, B Sandler, D Sunger and D Wixley

Other Councillors: S Murray

Apologies: A Patel, L Girling, J Knapman and S Neville

Officers Present: A Hendry (Senior Democratic Services Officer), V Messenger (Democratic Services Officer (Trainee)) and S Solon (Principal Planning Officer)

19. 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.

20. MINUTES

RESOLVED:

That the minutes of the meeting held on 26 July 2017 be taken as read and signed by the Chairman as a correct record.

21. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor G Mohindra declared a pecuniary interest in the following item of the agenda by virtue of the applicant being a family friend and that he lived closeby. The Councillor had determined that his interest was pecuniary and that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/0877/17 – 55 Hainault Road, Chigwell, Essex IG7 5DH

(b) Pursuant to the Council's Code of Member Conduct, Councillor D Wixley declared a non-pecuniary interest in the following item of the agenda by virtue of having previously played for Buckhurst Hill Football Club. The Councillor had determined that his interest was non-pecuniary and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2446/16 – Buckhurst Hill Football Club, Roding Lane, Buckhurst Hill, Essex IG9 6BJ

(c) Pursuant to the Council's Code of Member Conduct, Councillor D Wixley declared a non-pecuniary interest in the following item of the agenda by virtue of his parents being buried in Chigwell Cemetery. The Councillor had determined that his interest was non-pecuniary and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/3386/16 – Land West of Froghall Lane South of Chigwell Cemetery, Chigwell, Essex IG7

(c) Councillor D Wixley declared a non-pecuniary interest in the following item of the agenda by virtue of recognising that the name of the applicant was related to a former work colleague, and under the circumstances he determined he would leave the meeting for the consideration of the application and voting thereon:

- EPF/1618/17 – Shepperd's Nursery, Chase Lane, Chigwell, Essex IG7 6JW

(d) Councillor G Chambers declared a non-pecuniary interest in the following item of the agenda by virtue of living near the site. The Councillor had determined that his interest was non-pecuniary and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1852/17 – 12 High Road, Buckhurst Hill, Essex IG9 5HP

(e) Councillor S Heap declared a non-pecuniary interest in the following item of the agenda by virtue of living nearby the site. The Councillor had determined that his interest was non-pecuniary and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1852/17 – 12 High Road, Buckhurst Hill, Essex IG9 5HP

22. ANY OTHER BUSINESS

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

23. 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.

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/2446/16
SITE ADDRESS:	Buckhurst Hill FC Roding Lane Buckhurst Hill Essex IG9 6BJ
PARISH:	Buckhurst Hill Chigwell
WARD:	Buckhurst Hill East Chigwell Village
DESCRIPTION OF PROPOSAL:	Change of use of open fields within the Green Belt to playing fields and formation of new car park with associated landscaping.
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=587735

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: 101 and 201 rev. C

- 3 The football pitches hereby approved shall not be brought into use until the car park hereby approved has been constructed and is available for use.

- 4 The car park shall be constructed in full compliance with the Flood Risk Assessment submitted with the application and using a permeable cellular construction system that meets the requirements set out CIRIA 753, Section 20.1.3 , page 389. Details of construction) including site preparation, sub structure and upper surface finishes) shall be submitted to and approved by the Local Planning Authority prior to work commencing. The development shall thereafter be fully implemented in accordance with the agreed details.

- 5 No development, including site clearance, shall take place until details of the hedging to the car park hereby approved and a statement of the methods, including a timetable, for its Implementation (linked to the development schedule), have been submitted to the Local Planning Authority and approved in writing. The landscape scheme shall be carried out in accordance with the approved details and the agreed timetable. 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 in writing.
- 6 No development shall take place until details of a landscaping retention plan,, including retention of trees and other natural features have been submitted to and approved in writing by the Local Planning Authority. No areas identified as being retained shall subsequently be removed without prior consent of the Local planning Authority.
- 7 No development shall take place until details of surface water disposal to the car park have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 8 Prior to the commencement of the development, details of provision of a minimum of 10 parking spaces for disabled drivers, including details of location and transfer zones, and provision of a minimum of 25 cycle stands shall be submitted to and approved by the Local Planning Authority. The works as agreed shall be fully implemented prior to the pitches being first brought into use.
- 9 Notwithstanding any indications on the approved plan, no additional hard surface areas shall be laid on the site without prior consent from the Local Planning Authority.
- 10 The car park hereby approved shall be used only for the parking of vehicles directly in connection with the activities on the sports ground and within its pavilion and for no other purpose unless otherwise agreed by the Local Planning Authority.
- 11 Notwithstanding the above, all gates to the car parking areas within the site shall be kept locked between midnight and 9am on any day of the week.
- 12 The porous ground paving grid proposed for the construction of the car parking area hereby approved shall be green unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 2

APPLICATION No:	EPF/3386/16
SITE ADDRESS:	Land West of Froghall Lane South of Chigwell Cemetery Chigwell Essex IG7
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Hybrid application requesting: 1. Full planning permission for an assisted living development comprising of apartments and integrated communal and support facilities; landscaped residents gardens; staff areas; refuse storage; construction of a new site access; a sustainable urban drainage system; a new sub-station and associated infrastructure and services, and; 2. Outline planning permission for a 0.45 hectare extension to Chigwell Cemetery.
DECISION:	Referred to District Development Management Committee

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=590483

This item was deferred to District Development Committee by minority reference with a recommendation that planning permission be refused in accordance with Officers recommendation.

Report Item No: 3

APPLICATION No:	EPF/0877/17
SITE ADDRESS:	55 Hainault Road Chigwell Essex IG7 5DH
PARISH:	Chigwell
WARD:	Chigwell Village Grange Hill
DESCRIPTION OF PROPOSAL:	Front garden boundary walls and gates and new paving.
DECISION:	Deferred

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=593136

This item was deferred in order to seek full details of a landscaping scheme for the site and detailed construction drawings for the foundations of the wall proposed adjacent to the site boundary with 53 Hainault Road, demonstrating existing landscaping on that boundary would not be harmed by construction of the wall.

Report Item No: 4

APPLICATION No:	EPF/1011/17
SITE ADDRESS:	80 Bracken Drive Chigwell Essex IG7 5RD
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Change bungalow to house; with extended built form to rear and first floor balcony.
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=593596

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 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.
- 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 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant 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.

- 6 Prior to first occupation of the development hereby approved, the proposed window opening(s) in the flank elevation(s) 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: 5

APPLICATION No:	EPF/1012/17
SITE ADDRESS:	12A Alderton Close Loughton Essex IG10 3HQ
PARISH:	Loughton
WARD:	Loughton Alderton Loughton St Marys
DESCRIPTION OF PROPOSAL:	Residential redevelopment to provide 4 x 3 bed houses.
DECISION:	Deferred

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=593597

This application was deferred in order to seek a detailed survey of the access way to the site and any amendments to the proposal required following consideration of the results of the survey. Members gave authority to Officers to refuse the application if Officer's subsequent assessment of the proposal concludes its planning merits are such that they recommend planning permission be refused.

Report Item No: 6

APPLICATION No:	EPF/1514/17
SITE ADDRESS:	51 Parkmead Loughton Essex IG10 3JW
PARISH:	Loughton
WARD:	Loughton Alderton
DESCRIPTION OF PROPOSAL:	Single storey rear extension and extension to front/side. (Option 2)
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=595296

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/1531/17
SITE ADDRESS:	St Merryn Grove Lane Chigwell Essex IG7 6JD
PARISH:	Chigwell
WARD:	Chigwell Row
DESCRIPTION OF PROPOSAL:	Electronically controlled gate on front of driveway.
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=595373

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

Report Item No: 8

APPLICATION No:	EPF/1618/17
SITE ADDRESS:	Shepperd's Nursery Chase Lane Chigwell Essex IG7 6JW
PARISH:	Chigwell
WARD:	Chigwell Row
DESCRIPTION OF PROPOSAL:	Construction of a two-storey detached residential dwelling, with the demolition of existing stables and outbuildings and their replacement with new stables and storage facilities.
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=595774

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 drawing nos: FQN-001, FQN-002, FQN-100 Rev A, FQN-101, FQN-102, FQN-103, FQN-200 Rev C, FQN_201 Rev D, FQN_202 Rev B, FQN_203 Rev B, FQN_204 Rev B, FQN-205 Rev B, FQN_206 Rev C, FQN_207 Rev A, FQN_208, FQN_209, FQN_210, FQN-220, FQN-221 and FQN-222.
- 3 The development hereby approved shall not be commenced until a plan identifying the limits of the curtilage of the house hereby approved is submitted to and approved by the Local Planning Authority in writing. Thereafter, the limits of the curtilage of the house shall be that approved and no land beyond those limits shall be used as a garden for the house.
- 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 (Tress 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 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be

carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers/densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective, another tree or shrub, or plant 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.

- 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/1620/17
SITE ADDRESS:	Mirravale Court 137 Queens Road Buckhurst Hill Essex IG9 5BH
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Provision of new period style mild steel entrance gates within existing archway.
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=595776

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

Report Item No: 10

APPLICATION No:	EPF/1667/17
SITE ADDRESS:	7 Beech Close Loughton Essex IG10 2PH
PARISH:	Loughton
WARD:	Loughton Fairmead
DESCRIPTION OF PROPOSAL:	Single 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=595999

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:11

APPLICATION No:	EPF/1818/17
SITE ADDRESS:	102 Southern Drive Loughton Essex IG10 3BX
PARISH:	Loughton
WARD:	Loughton Roding
DESCRIPTION OF PROPOSAL:	Two storey front 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=596773

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: 12

APPLICATION No:	EPF/1844/17
SITE ADDRESS:	240 The Broadway Loughton Essex IG10 3TF
PARISH:	Loughton
WARD:	Loughton Broadway
DESCRIPTION OF PROPOSAL:	New two storey dwelling on the land adjacent to 240 The Broadway - as approved in 2010 ref: EPF/0909/10.
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=596918

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 Prior to commencement of development, including demolition or site clearance works, a phased contaminated land investigation shall be undertaken to assess the presence of contaminants at the site in accordance with an agreed protocol as below. Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance works adopted.

Prior to carrying out a phase 1 preliminary investigation, a protocol for the investigation shall be agreed in writing with the Local Planning Authority and the completed phase 1 investigation shall be submitted to the Local Planning Authority upon completion for approval.

Should a phase 2 main site investigation and risk assessment be necessary, a protocol for this investigation shall be submitted to and approved by the Local Planning Authority before commencing the study and the completed phase 2 investigation with remediation proposals shall be submitted to and approved by the Local Planning Authority prior to any remediation works being carried out.

Following remediation, a completion report and any necessary maintenance programme shall be submitted to the Local Planning Authority for approval prior to first occupation of the completed development.

- 4 Prior to the commencement of the development approved, details relating to the drainage of surface water from the site shall be submitted to the Local Planning Authority for approval in writing. The development shall proceed in accordance with the approved details.
- 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 rear extensions generally permitted by virtue of Schedule 2, Part 1, Class A shall be undertaken without the prior written permission of the Local Planning Authority.
- 6 The development hereby approved shall not be commenced until details of the means of access to it for both pedestrians and motor vehicles have been submitted to and approved in writing by the District Council. The development shall be carried out in accordance with the approved details. Thereafter the means of pedestrian and vehicular access to the approved house shall be permanently retained free of obstruction.
- 7 The development hereby permitted shall be completed strictly in accordance with the approved drawings nos: 01, 02, SP01

Report Item No: 13

APPLICATION No:	EPF/1852/17
SITE ADDRESS:	12 High Road Buckhurst Hill Essex IG9 5HP
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Continued use of outbuilding/annexe as Bed and Breakfast accommodation originally granted permission under EPF/1597/14.
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=596954

CONDITIONS

- 1 The use hereby approved shall only be carried out by an occupier of the house at 12 High Road, Buckhurst Hill.
- 2 The window opening to the Cot Room identified on drawing number D.A.1 shall be fitted with an obscure glass window. Thereafter the window shall be maintained in that condition.
- 3 The 1.8m high fencing and pedestrian gates between the outbuilding and the house at 12 High Road, Buckhurst Hill, indicated on the submitted Block Plan and drawing number D.A.1 shall be retained so long as the use hereby approved is carried out.

This page is intentionally left blank