

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 3 September 2014
South

Place: Roding Valley High School, Brook **Time:** 7.30 - 10.25 pm
Road, Loughton, Essex IG10 3JA

Members Present: J Hart (Chairman), N Wright (Vice-Chairman), K Angold-Stephens, K Chana, H Kauffman, J Knapman, A Lion, H Mann, L Mead, S Neville, Mrs C P Pond, C C Pond, C Roberts, Mrs T Thomas, H Ulkun, Mrs L Wagland, Ms S Watson and D Wixley

Other Councillors:

Apologies: G Chambers, L Girling, R Jennings, G Mohindra, B Sandler and S Weston

Officers Present: J Godden (Planning Officer), C Neilan (Landscape Officer & Arboriculturist), M Jenkins (Democratic Services Assistant), S Mitchell (PR Website Editor) and G J Woodhall (Democratic Services Officer)

27. 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.

28. MINUTES

RESOLVED:

That the minutes of the last meeting of the Sub-Committee held on 6 August 2014 be agreed.

29. DECLARATIONS OF INTEREST

There were no declarations of interest made pursuant to the Council's Code of Member Conduct.

30. ANY OTHER BUSINESS

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

31. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 9 be determined as set out in the attached schedule to these minutes.

32. DELEGATED DECISIONS

The Sub-Committee noted that details of planning applications determined by the Head of Planning and Economic Development under delegated authority since the last meeting had been circulated to all members and were available for inspection at the Civic Offices.

33. 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/0513/14
SITE ADDRESS:	Buckhurst Hill Baptist Church Palmerston Road Buckhurst Hill Essex IG9 5LW
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	TPO/EPF/60/10; Oak - Fell.
DECISION:	Refused 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=560793

REASONS FOR REFUSAL

- 1 The information submitted to support the proposal demonstrates neither that the oak's removal is necessary nor that it is justified. Therefore the application fails to satisfy the relevant policy LL9 of the adopted Local Plan and Alterations.
- 2 The submitted evidence fails to establish either a clear benefit from the proposed felling to the structural integrity of the church, nor that the damage is incapable of being adequately managed or resolved with the oak present. The lack of evidence is particularly unsatisfactory having consideration to the oak's excellent form, condition and growth potential; its important location in the street scene, contribution to the setting of the church buildings, including the prominent new extension and the difficulty of establishing adequate replacement on the Palmerston Road frontage within any reasonable timescale.

WAY FORWARD

Members identified that a possible way forward was that the applicant should provide more complete information to establish either that there is a substantive engineering need to fell the oak tree, including discounting other potential causes and that proper consideration has been given to ways in which movement to the building may be managed while retaining the tree's considerable public amenity.

Report Item No: 2

APPLICATION No:	EPF/1412/14
SITE ADDRESS:	Former Public Car Park Church Hill Loughton Essex
PARISH:	Loughton
WARD:	Loughton St Johns
APPLICANT:	Constable Homes
DESCRIPTION OF PROPOSAL:	The redevelopment of a disused car park to provide 350sqm of A1 retail space with six C3 residential apartments above with car parking and associated landscaping
DECISION:	Refused 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=564573

REASONS FOR REFUSAL

- 1 The proposed development, by reason of its poor layout, fails to make adequate off-street parking provision for customers of the proposed store and fails to provide sufficient space for the safe manoeuvring of heavy goods vehicles making deliveries to the store. As a consequence the parking area would not be convenient to use for its intended users. Accordingly, it is contrary to policies DBE6(i) and ST6 of the adopted Local Plan and Alterations and the policies of the National Planning Policy Framework, particularly paragraph 40 of the Framework.
- 2 The proposed development, by reason of its excessive height bulk and massing, would be harmful to the appearance of the street scene and, as a consequence, be harmful to the character and appearance of the locality. Accordingly, it is contrary to policies CP2(iv), CP7 and DBE1 of the adopted local Plan and Alterations and the policies of the National Planning Policy Framework, particularly paragraph 64 of the Framework.

WAY FORWARD

revised plans with a lower form of built form, more parking and better delivery vehicle servicing arrangements.

Report Item No: 3

APPLICATION No:	EPF/0719/14
SITE ADDRESS:	126 High Road Loughton Essex IG10 4BE
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Retrospective application for continued use of premises as a night club - from former use as public house.
DECISION:	Refused 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=561751

REASON FOR REFUSAL

- 1 This night club premises is located close to a large number of residential properties. The use gives rise to persistent noise and disturbance from the activities of patrons leaving the club late at night and early in the morning, and it therefore significantly detracts from the amenity of residents in the locality. The proposal is thereby contrary to policy DBE9 of the adopted Local Plan and Alterations, and contrary to the National Planning Policy Framework.

WAY FORWARD

Members suggested that a possible way forward would be to enter into a Section 106 Agreement and Management Plan.

Report Item No: 4

APPLICATION No:	EPF/1286/14
SITE ADDRESS:	2 Durnell Way Loughton Essex IG10 1TG
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	New attached dwelling.
DECISION:	Refused 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=564032

REASONS FOR REFUSAL

- 1 The proposed scheme, by reason of its location, design and bulk has an adverse impact on the character and appearance of the street scene in this area and is contrary to Policies DBE1 and 2 of the adopted local Plan and Alterations and the policies of the National Planning Policy Framework, particularly paragraph 64 of the Framework.
- 2 The scheme has seriously inadequate private amenity space for both the new dwelling and the existing dwelling and is contrary to Policies DBE8 of the adopted local Plan and Alterations and the policies of the National Planning Policy Framework, particularly paragraph 53 of the Framework.

WAY FORWARD

Members considered that there was no way forward as the site was too small and cramped for a new dwelling to be erected.

Report Item No: 5

APPLICATION No:	EPF/1290/14
SITE ADDRESS:	3 Brancaster Place Church Hill Loughton Essex IG10 1QN
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Integral conversion of garage contrary to condition 4 of EPF/0954/94. No external changes.
DECISION:	Granted 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=564052

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: 6

APPLICATION No:	EPF/1381/14
SITE ADDRESS:	Costa Coffee 48 Queens Road Buckhurst Hill Essex IG9 5BY
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Storage shed to rear garden for dry goods.
DECISION:	Granted 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=564456

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos:
1.12/A.09
1.12/A.03
- 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 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.
- 4 The storage shed shall be used solely for the storage of dry goods in connection with the main function of the site and for no other purpose whatsoever (including sales kiosk, activity building or additional seating). Access to the building shall be restricted to employees only.
- 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 building hereby approved shall not have any windows installed at any time.
- 7 No amplified music is to be played in the shed at any time.

Report Item No: 7

APPLICATION No:	EPF/1457/14
SITE ADDRESS:	27 Broadstrood Loughton Essex IG10 2SB
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Two storey side, front and rear extension and loft conversion with roof lights (revised application to EPF/0885/14)
DECISION:	Granted 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=564852

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 opening in bedroom 4 facing number 29 Broadstrood shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the bedroom in which the window is installed and shall be permanently retained in that condition.
- 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.

Report Item No: 8

APPLICATION No:	EPF/1673/14
SITE ADDRESS:	8 Hurst Road Buckhurst Hill Essex IG9 6AB
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Demolish garage/store. Erect single storey extension to the ground floor at the rear. Erect single storey extension to the first floor at the rear. Erect part single, part two storey extension to the side. Erect single storey extension to the first floor front. (Amended application to EPF/0658/14)
DECISION:	Granted 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=565794

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: 9

APPLICATION No:	EPF/1845/14
SITE ADDRESS:	113 Church Hill Loughton Essex IG10 1QR
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Part demolition and part retention of existing building to provide a convenience foodstore (A1 use) (344 sq m gross), the provision of 12 car parking spaces and a dedicated delivery bay. The installation of an ATM within the shopfront.
DECISION:	Granted 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=566610

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 development hereby permitted will be completed strictly in accordance with the approved drawings nos:
2175/01
2175/2 F
2175/03 C
2175/4 C
2175/05 B
2175/6 A
2175/7
2175/8
2175/09
2175 10 A
2175/14
2175/15
- 4 No development shall take place, including any ground works or demolition, until a Highway Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for the following all clear of the highway:

- safe access into the site
- the parking of vehicles of site operatives and visitors
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- wheel and underbody washing facilities

- 5 Prior to first occupation of the development the width of the existing access at its junction with the highway shall not be less than 6 metres and shall be provided with an appropriate dropped kerb vehicular crossing of the footway.
- 6 Prior to first occupation of the proposed development a Service Management Plan shall be submitted to and approved in writing by the Local Planning Authority, to include, but not limited to: delivery times, the size of delivery vehicles and the procedure for safe deliveries within the site. All deliveries for the site will then be undertaken in accordance with the approved plan unless otherwise agreed in writing by the Local Planning Authority.
- 7 Prior to first occupation of the proposed development details shall be submitted to and approved in writing by the Local Planning Authority for the upgrading of the two existing bus stops outside of Homebase, to Essex County Council specification, for the implementation of integral Real Time Passenger Information within each shelter.
- The approved details shall be implemented prior to first occupation.
- 8 Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.
- 9 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.
- 10 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
1. The parking of vehicles of site operatives and visitors
 2. Loading and unloading of plant and materials
 3. Storage of plant and materials used in constructing the development
 4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 5. Measures to control the emission of dust and dirt during construction, including wheel washing.
 6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
- 11 The retail use hereby permitted shall not be open to customers outside the hours of 0700 to 2300.

- 12 The parking area shown on the approved plan shall be provided prior to the first opening of the approved supermarket and shall be retained free of obstruction for the parking of customers and deliveries.
- 13 Prior to the first occupation of the retail use hereby approved, a Car Parking Management Plan shall be submitted to the Local Planning Authority for approval in writing. This shall include a 30 minute restriction on the time permitted for customers to park at the store. The car park shall operate in accordance with the approved details thereafter.
- 14 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 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 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.
- 15 Prior to the first use of the building, the developer shall submit details of refuse storage and collection on site for approval in writing by the Local Planning Authority. The development shall be carried out and maintained thereafter in accordance with the approved particulars unless otherwise approved in writing by the Local Planning Authority.
- 16 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.
- 17 No bonfires shall be permitted on site throughout the demolition and construction phase of the development.
- 18 The rating level of noise (as defined by BS4142:1997) emitted from the air conditioning and refrigeration plant shall not exceed 5dB(A) above the prevailing background noise level. The measurement position and assessment shall be made according to BS4142:1997.
- 19 No deliveries shall be taken at or despatched from the site outside the hours of
07.00-20.00 hours Monday - Saturday
08.00-20.00 hours Sunday/ Bank or other Public Holidays

- 20 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.

- 21 Signage shall not be erected without the written consent of the Local Planning Authority (who must consult the Essex County Council Listed Building Officer).