

## EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

**Committee:** Area Planning Sub-Committee **Date:** 1 October 2014  
South

**Place:** Roding Valley High School, Brook **Time:** 7.30 - 10.26 pm  
Road, Loughton, Essex IG10 3JA

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

**Other Councillors:**

**Apologies:** L Girling, G Mohindra and Mrs C P Pond

**Officers Present:** J Godden (Planning Officer), A Hendry (Democratic Services Officer), T Carne (Public Relations and Marketing Officer) and S Mitchell (PR Website Editor)

### 34. 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.

### 35. MINUTES

#### RESOLVED:

That the minutes of the last meeting of the Sub-Committee held on 3 September 2014 be agreed subject to the last sentence of application 1 (EPF/0513/14) be amended to add the word "public" before amenity.

### 36. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor S Neville declared a personal interest in the following items of the agenda. The Councillor had determined that his interest was non-pecuniary but prejudicial and that he would leave the meeting for the consideration of the applications and voting thereon:

- EPF/1629/14 - 120 High Road, Chigwell; and
- EPF/1672/14 – Gymnasium at rear of 156 Queens Road, Buckhurst Hill

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

- EPF/1524/14 – 19 Kings Avenue, Buckhurst Hill

**37. ANY OTHER BUSINESS**

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

**38. 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.

**39. 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.

**40. 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/1226/14
<b>SITE ADDRESS:</b>	182 Roding Road Loughton Essex IG10 3BS
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Roding
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed outbuilding to provide storage for maintenance equipment.
<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/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=563790](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=563790)

**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: 14420/P4/170 Revision C and 14420/P4/171 Revision B together with 14420/P4/Location Plan.

## Report Item No: 2

<b>APPLICATION No:</b>	EPF/1466/14
<b>SITE ADDRESS:</b>	The Paddock Grove Lane Chigwell Essex IG7 6JF
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Row
<b>APPLICANT:</b>	Mr Elliot Pomerance
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing stables and warehouse and erection of 6 detached residential dwellings. (Revised application to EPF/2188/13)
<b>DECISION:</b>	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=564934](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=564934)

### REASON FOR REFUSAL

- 1 The site lies within the Metropolitan Green Belt. The proposed development is inappropriate in the Green Belt and, by definition, harmful. It fails to protect the openness of the Green Belt and encroaches into the countryside to a significantly greater degree than existing structures on site. The details accompanying the application do not amount to very special circumstances sufficient to outweigh the harm to the Green Belt that would result from the development. The proposal is therefore contrary to policy GB2A and GB7A of the Adopted Local Plan and Alterations and the aims and objectives of the NPPF.
- 2 The proposed development would be detrimental to the visual amenities of the surrounding area and harmful to the character and appearance of this semi-rural location, contrary to policies DBE1, DBE2 and DBE4 of the Adopted Local Plan and Alterations and the aims and objectives of the NPPF.
- 3 The proposed sub-urban development proposed is at a scale at odds with the surrounding context and would harm the rural setting of Millers Farmhouse, a Grade II Listed Building, by diminishing its significance. Furthermore the materials palette proposed is wholly inappropriate and would detract from the appearance of Millers Farmhouse. Accordingly, the proposal is contrary to policy HC12 of the Adopted Local Plan and Alterations and the aims and objectives of the NPPF.

### WAY FORWARD

Members suggested that the applicant should consider the issue of the existing and proposed footprint, and consider if there are any very special circumstances which would overcome the matter of inappropriate development within the Green Belt.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1524/14
<b>SITE ADDRESS:</b>	19 Kings Avenue Buckhurst Hill Essex IG9 5LP
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	Detached garage to be extended in size and converted to granny annexe. Existing vehicular crossover to be extended.
<b>DECISION:</b>	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=565172](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=565172)

**REASON FOR REFUSAL**

- 1 The proposed scheme is a poor design due to its flat roof which has an adverse impact on the character and appearance of the street scene in this location, contrary to policies CP2 & DBE1 of the adopted Local Plan and Alterations and the guidance in the National Planning Policy Framework.
- 2 The proposed scheme is poorly sited and will result in a cramped form of development which has an adverse impact on the character and appearance of property and the street scene in this location, contrary to policies CP2, CP7 & DBE1 of the adopted Local Plan and Alterations and the guidance in the National Planning Policy Framework.
- 3 The proposed scheme will have an adverse impact on the neighbouring property at 11 Langford's due to the siting and position of the scheme in terms of noise, disturbance and cooking odours, contrary to policies CP2 & DBE2 of the adopted Local Plan and Alterations and the guidance in the National Planning Policy Framework.

**WAY FORWARD**

Members considered that a better design, and revised siting of the building by 90 degrees to the west, or brought closer/adjacent to the main building would be a possible way forward.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/1588/14
<b>SITE ADDRESS:</b>	384 Fencepiece Road Chigwell Essex IG7 5DY
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>DESCRIPTION OF PROPOSAL:</b>	Conversion of garage to habitable room.
<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/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=565430](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=565430)

**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 overnight sleeping shall occur in the building at any time.
- 3 Prior to the commencement of works a scheme for the soundproofing of the building shall be submitted in writing to the Local Planning Authority, and once approved shall be installed and thereafter maintained to the scheme.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/1591/14
<b>SITE ADDRESS:</b>	14-21 York Crescent Loughton Essex IG10 1RW
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed second floor extensions to Nos. 14-17 & 18-21 York Crescent to provide 4 no. additional 1 bed flats. Revised Application to EPF/0248/14.
<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/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=565470](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=565470)

**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: FCP\_001, FCP\_002, FCP\_003, FCP\_004, FCP\_100 rev. A, FCP\_101 rev. C and FCP\_102 rev. C
- 3 Prior to first occupation of the development hereby approved, the proposed rear elevation window openings (south and south-west facing elevations) shall have fixed frames and be obscure glazed to a height of 1.7 metres above the floor of the room in which the windows are installed and shall be permanently retained in that condition.
- 4 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.
- 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 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.
  6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
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7. Prior to the commencement of the development the details of the number, location and design of cycle parking facilities shall be submitted to and approved in writing by the Local Planning Authority. The approved facility shall be secure, convenient and covered and provided prior to occupation and retained at all times.
  8. Prior to first occupation of the proposed development, the developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council.



**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/1629/14
<b>SITE ADDRESS:</b>	120 High Road Chigwell Essex IG7 5AR
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing single dwelling house and the erection of two new apartment buildings accommodating 12 dwellings together with associated landscaping and car parking.
<b>DECISION:</b>	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=565650](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=565650)

**REASONS FOR REFUSAL**

- 1 The proposed scheme is of an inappropriate scale and type of development which adversely impacts on the character, local distinctiveness and overall environmental quality and amenity of the locality and the immediate neighbourhood of the High Road contrary to policies CP2, CP7 & DBE1 of the Adopted Local Plan and Alterations and the guidance in the National Planning Policy Framework.
- 2 The proposed bulk of the scheme results in an unacceptable adverse visual impact on the character and appearance of the street scene which also impacts on its cohesion as a street with large single houses on large plots, with broad open frontages set back buildings, mature boundary trees, landscaping and general spaciousness which respect and reinforce this local cohesion contrary to policies CP2, CP7 & DBE1 of the adopted Local Plan and Alterations and the guidance in the National Planning Policy Framework.
- 3 The proposed scheme has an unacceptable impact on the historic character and appearance of the adjacent listed building at 122 High Road, Chigwell Lodge due to its height, design, bulk and siting, contrary to HC12 of the adopted Local Plan and Alterations and the guidance in the National Planning Policy Framework
- 4 The proposed scheme will see the demolition of Key West, which is a non-designated heritage asset and its loss would be contrary to the guidance in the National Planning Policy Framework at para 135.

**WAY FORWARD**

Members considered that a way forward would be to develop the site in accordance with the character of the street of large single dwellings.

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/1672/14
<b>SITE ADDRESS:</b>	Gymnasium at rear of 156 Queens Road Buckhurst Hill Essex IG9 5BJ
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>APPLICANT:</b>	Mr Noel Tierney
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of first floor roof extension to provide additional accommodation to existing gymnasium (amended application to EPF/0626/14).
<b>RECOMMENDED 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/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=565793](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=565793)

**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 extended gymnasium use hereby permitted shall only be open to customers/ members between the hours of 7am and 9pm on any day.
- 3 The extended premises shall be used solely as a gymnasium only. It shall not be used for any other purpose (including any other purpose in Class D2 of the Schedule to the Town & Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order.
- 4 No noise arising from music or other amplified sound shall be audible at the boundaries of the site with adjacent residential properties.
- 5 The rooflights in the new floor hereby approved, shall be non opening and fixed shut windows, and no other windows or openings shall be formed in the building without the prior written approval of the local planning authority.
- 6 Entry and exit to the extended gymnasium hereby approved shall only be gained from Queens Road. In this connection the fire escape door in the rear wall of the property shall only be used for means of escape in an emergency.
- 7 When the gymnasium is in use the front doors to it shall be kept in a closed position.

- 8 No gymnasium activities shall be carried out in the access way leading to the front entrance of the gym.
- 9 The storage area in the first floor extension hereby approved shall be used for storage purposes only - it shall not be used for any other purpose including gymnasium activities.
- 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.

**Report Item No: 8**

<b>APPLICATION No:</b>	EPF/1684/14
<b>SITE ADDRESS:</b>	20 Hurst Road Buckhurst Hill Essex IG9 6AB
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill East
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey side and rear extensions.
<b>DECISION:</b>	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=565854](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=565854)

**REASONS FOR REFUSAL**

- 1 The proposed scheme is excessive in depth and height of the rear extensions and these would have an unacceptable impact on the amenities of the neighbouring property at No 22 Hurst Road by having an overbearing visual impact contrary to policies CP2 & DBE9 of the adopted Local Plan and Alterations and the guidance in the National Planning Policy Framework.
- 2 The proposed scheme is excessive in depth and height of the rear extensions and these would have an unacceptable impact on the amenities of the neighbouring property at No 22 Hurst Road causing a loss of light to the rear elevation of that property contrary to policies DBE9 of the adopted Local Plan and Alterations and the guidance in the National Planning Policy Framework

**WAY FORWARD**

Members considered that the way forward would be to implement the original scheme.

**Report Item No: 9**

<b>APPLICATION No:</b>	EPF/2102/14
<b>SITE ADDRESS:</b>	Pavement outside Homebase Ltd 140 Church Hill Loughton Essex IG10 1LH
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Johns
<b>DESCRIPTION OF PROPOSAL:</b>	Upgrade of telecommunications base station comprising the removal of the existing 12.5m high column, and its replacement with a 15.0 m high column (height including Antenna Shroud), provision of additional equipment cabinet and ancillary development)
<b>DECISION:</b>	Prior Approval Required and Granted

**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=567833](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=567833)

Members were informed that Loughton Town Council had responded that they had no objections.

**CONDITIONS**

NONE

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