

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

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

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 9.00 pm
High Street, Epping

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

Apologies: G Chambers, A Lion, H Mann, G Mohindra, C Roberts, T Thomas, L Wagland and S Weston

Officers Present: N Richardson (Assistant Director (Development Management)), J Doe (Senior Planning Officer), J Leither (Democratic Services Assistant), A Hendry (Democratic Services Officer) and S Mitchell (PR Website Editor)

12. 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.

13. MINUTES

Resolved:

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

14. DECLARATIONS OF INTEREST

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

- EPF/1335/15 – 236 High Road, Loughton.

(b) Pursuant to the Council's Code of Conduct, Councillor H Kauffman declared a non-pecuniary interest in the following item of the agenda. The Councillor advised that he was known to the applicants and that he would leave the meeting for the consideration of the application and voting thereon.

- EPF/1084/15 – The Grange, 75 High Road, Chigwell.

(c) Pursuant to the Council's Code of Conduct, Councillor A Patel declared a non-pecuniary interest in the following item of the agenda. The Councillor advised that he worked near to the application and that he would remain in the meeting for the consideration of the application and voting thereon.

- EPF/1072/15 – 46/48 Roebuck Lane, Buckhurst Hill.

15. ANY OTHER BUSINESS

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

16. DEVELOPMENT CONTROL

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

Resolved:

That the planning applications numbered 1 – 8 be determined as set out in the attached schedule to these minutes.

17. 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/0679/15
SITE ADDRESS:	160 Manor Road Chigwell Essex IG7 5PX
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Demolition of existing bungalow and erection of building to accommodate four two-bedroomed flats with associated bin store, bicycle store and car parking. (Revised design from EPF/2902/14)
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=574615

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:
Site location plan
NMEF/14/01
NMEF/14/02
NMEF/14/03
NMEF/14/04
NMEF/14/05A
NMEF/14/06
NMEF/14/07A
NMEF/14/08A
NMEF/14/09
NMEF/14/10A
NMEF/14/11
NMEF/14/12
NMEF/14/13A
NMEF/14/15A
NMEF/14/20
NMEF/14/21
NMEF/14/22
- 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.

- 4 Prior to first occupation of the development, the proposed private drive shall be constructed to a minimum width of 5 metres for at least 6 metres from the the back of the carriageway and provided with an appropriate dropped kerb crossing of the footway.
- 5 Prior to first occupation fo the development, the developer shall be responsible for the provision - per dwelling - and implementation of a Residential Travel Information Pack for sustainable transport, approved by the local planning authority.
- 6 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres fo the highway boundary.
- 7 There shall be no discharge of surface water onto the highway.
- 8 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.

- 9 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.
- 10 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.

- 11 An assessment of flood risk, focussing on surface water drainage, shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The development shall be carried out and maintained in accordance with the approved details.
- 12 Prior to demolition of the existing bungalow on the site, full written details of a permeable surface to the parking area outside the building shall be submitted to and approved in writing by the local planning authority. Such surface treatment as approved shall be implemented concurrently with the construction of the flats hereby approved and made available for use prior to first occupation of any flat hereby approved and be retained thereafter.
- 13 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.

Report Item No: 2

APPLICATION No:	EPF/0704/15
SITE ADDRESS:	Pre-school day nursery 3 Church Hill Loughton Essex IG10 1QP
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Erection of timber shed/summerhouse alongside existing shed in front garden for use as staff rest area.
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=574683

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 Before the outbuilding hereby approved is first occupied two 'extra heavy standard' trees, either Hornbeam or Liquidambar, shall be planted close to the front boundary fence of the site. If these trees die or are removed within 5 years of planting then they shall be replaced with a similar size and specie of tree.
- 3 The outbuilding hereby approved shall only be used as a staff rest room. It shall not be used as an additional classroom or playroom for children.
- 4 The timber cladding on the outbuilding hereby approved shall be stained in a dark brown colour.

Report Item No: 3

APPLICATION No:	EPF/0912/15
SITE ADDRESS:	12 Shelley Grove Loughton Essex IG10 1BY
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Proposed rear and side extensions and summerhouse at the bottom of garden. Revision to EPF/1240/14. Proposed new steeper pitched roof and increase in height of the summerhouse at the bottom of the garden area.
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=575222

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: 4

APPLICATION No:	EPF/1072/15
SITE ADDRESS:	46/48 Roebuck Lane Buckhurst Hill Essex IG9 5QX
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Proposed new wrought iron sliding gates and brick piers with wrought iron railings 2m high for No. 46 and 48 Roebuck Lane.
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=575753

CONDITIONS

- 1 The development shall be implemented and maintained thereafter in red brick and black wrought iron railings as indicated in the submission documentation, unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 5

APPLICATION No:	EPF/1084/15
SITE ADDRESS:	The Grange 75 High Road Chigwell Essex IG7 6DL
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Application for variation of condition 8 (removal of existing buildings prior to construction) on planning application EPF/1057/13 (Demolition of 4 no. vehicle sales, repairs and restoration buildings and replacement with 1 no. detached dwelling). To allow partial demolition on completion of development.
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=575774

CONDITIONS

- 1 The development hereby permitted must be begun not later than 21 July 2016.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: DHA/7615/01; OV/DB/SI/02; OV/DB/SI/01 conceptual (revised scheme).
- 3 The external materials shall be the details as submitted and approved in writing by the Local Planning Authority under reserved application reference EPF/1083/15, unless otherwise agreed in writing by the Local Planning Authority.
- 4 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.

- 5 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.
- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any other Order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Class A to E of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 7 The wheel washing / cleaning facilities for vehicles leaving the site during construction works shall be the details as submitted and approved in writing by the Local Planning Authority under reserved application reference EPF/1086/15, unless otherwise agreed in writing by the Local Planning Authority.
- 8 Prior to the commencement of the development hereby approved, the existing workshop shown to be demolished on drawing number OV/DB/SI/02 shall be demolished entirely and all resultant debris removed from site. Upon completion of the dwelling, prior to first occupation, the garage and office shown on drawing number OV/DB/SI/02 shall be demolished entirely and all resultant debris removed from site.

Report Item No: 6

APPLICATION No:	EPF/1201/15
SITE ADDRESS:	Hillview 28 Vicarage Lane Chigwell Essex IG7 6LS
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Outbuilding in rear garden.
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=576358

This item was deferred by the Committee in order for officers to seek a tree impact assessment report, clarity over the proposed use of the proposed outbuilding and more detail of its internal layout.

The Committee's attention was drawn to letters of representation from agents acting on behalf of The Willows, Vicarage Lane and the occupier of 7 Parklands Close.

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 outbuilding hereby approved shall only be used for purposes incidental to the dwelling house on the site. It shall not be used for primary residential accommodation, for example as a living room, bedroom or kitchen and shall not be used for any business or commercial purposes at any time.
- 3 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: 7

APPLICATION No:	EPF/1309/15
SITE ADDRESS:	13 Queens Road Buckhurst Hill Essex IG9 5BZ
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Proposed third floor extension to form a new dwelling
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=576634

REASONS FOR REFUSAL

- 1 The proposal, by reason of its siting, design and appearance, would have a harmful effect on the symmetry of this parade of terraced properties, which would be out of keeping in the street scene and set an undesirable precedent for similar incongruous additions to the roof of other properties in this parade and local area, contrary to Local Plan policies CP2(iv) and DBE1 as well as paragraph 64 of the National Planning Policy Framework.

WAY FORWARD

The Committee did not consider there was an alternative way forward on a subsequent planning application that would overcome their objection.

Report Item No: 8

APPLICATION No:	EPF/1335/15
SITE ADDRESS:	236 High Road Loughton Essex IG10 1RB
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Change of use from shop (use class A1) to use as an estate agency office (use class A2).
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=576673

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 glazed area in the existing shop front shall be permanently retained, and it shall be used for display purposes appropriate to a High Road shopping area.

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