

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 29 July 2020
South

Place: Virtual Meeting on Zoom **Time:** 7.00 - 10.17 pm

Members Present: J Share-Bernia (Chairman), R Brookes, G Chambers, S Heap, R Jennings, J Jennings, H Kauffman, A Lion, L Mead, S Murray, S Neville, M Owen, A Patel, C P Pond, C C Pond, C Roberts, D Roberts, B Sandler, D Sunger and D Wixley

Other Councillors:

Apologies: S Rackham, R Baldwin, A Beales and G Mohindra

Officers Present: A Marx (Development Manager Service Manager (Planning)), J Godden (Heritage, Enforcement & Landscaping Team Manager), N Price (Senior Planning Officer), A Hendry (Democratic Services Officer), J Leither (Democratic Services Officer) and S Kits (Social Media and Customer Services Officer)

21. 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.

22. APPOINTMENT OF VICE CHAIRMAN

In the absence of the Vice Chairman the Sub-Committee appointed Councillor Chambers as Vice Chairman for the duration of the meeting.

23. MINUTES

RESOLVED:

That the minutes of the meeting held on 1st July 2020 be taken as read and signed by the Chairman as a correct record.

24. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors R Jennings and J Jennings declared a non-pecuniary interest in the following item of the agenda by virtue of knowing several residents. The Councillors had determined that they would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1680/19 – 30 York Hill, Loughton, IG10 1HT

(b) Pursuant to the Council's Code of Member Conduct, Councillor S Murray declared a non-pecuniary interest in the following item of the agenda by virtue of knowing an existing trustee and also, following officer guidance, he met with the Chairman of the club. Having followed officer guidance he had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2911/19 – Buckhurst Hill Football Club, Roding Lane, Buckhurst Hill, IG9 6BJ

(c) Pursuant to the Council's Code of Member Conduct, Councillor R Brookes declared a non-pecuniary interest in the following item of the agenda by virtue of meeting with the Chairman of the club. Having followed officer guidance at this meeting, she had determined that she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2911/19 – Buckhurst Hill Football Club, Roding Lane, Buckhurst Hill, IG9 6BJ

(d) Pursuant to the Council's Code of Member Conduct, Councillor C C Pond and C P Pond declared a non-pecuniary interest in the following item of the agenda by virtue of knowing the parties and living close by. The Councillors had determined that they would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1680/19 – 30 York Hill, Loughton, IG10 1HT

(e) Pursuant to the Council's Code of Member Conduct, Councillor C C Pond and C P Pond declared a non-pecuniary interest in the following item of the agenda by virtue of knowing the parties and living close by. The Councillors had determined that they would not remain in the meeting for the consideration of the application and the voting thereon:

- EPF/2486/19 – 5 Staples Road, Loughton, IG10 1HP

(f) Pursuant to the Council's Code of Member Conduct, Councillor D Sunger declared a non-pecuniary interest in the following item of the agenda by virtue of the applicant having done some drawings for him. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2911/19 – Buckhurst Hill Football Club, Roding Lane, IG9 6BJ

(g) Pursuant to the Council's Code of Member Conduct, Councillor A Patel declared a non-pecuniary interest in the following item of the agenda by virtue of supporting Buckhurst Hill Football Club with their application. The Councillor had determined that they would remain in the meeting for the consideration of the application but would not be taking part in the voting process:

- EPF/2911/19 – Buckhurst Hill Football Club, Roding Lane, IG9 6BJ

(h) Pursuant to the Council's Code of Member Conduct, Councillor D Wixley declared a non-pecuniary interest in the following items of the agenda by virtue of

knowing the occupants of either side of 5 Staples Road and also by knowing an official of the Football Club. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2486/19 – 5 Staples Road, Loughton, IG10 1HP;
- EPF/2911/19 – Buckhurst Hill Football Club, Roding Lane, IG9 6BJ.

(i) Pursuant to the Council's Code of Member Conduct, Councillor L Mead declared a non-pecuniary interest in the following item of the agenda by virtue of knowing the residents of 10 Monkchester Close some time ago. The Councillor had determined that she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1317/19 – Trevelyan House, Goldings Hill, Loughton, IG10 2SW

(j) Pursuant to the Council's Code of Member Conduct, Councillor S Neville declared a non-pecuniary interest in the following item of the agenda by virtue of knowing one of the objectors and he also lives close to the site. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2911/19 – Buckhurst Hill Football Club, Roding Lane, IG9 6BJ

(k) Pursuant to the Council's Code of Member Conduct, Councillor M Owen declared a non-pecuniary interest in the following item of the agenda by virtue of knowing some of the players and coaches. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2911/19 – Buckhurst Hill Football Club, Roding Lane, IG9 6BJ

(l) Pursuant to the Council's Code of Member Conduct, Councillor S Heap declared a non-pecuniary interest in the following item of the agenda by virtue of having some correspondence with some of the directors of the club. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2911/19 – Buckhurst Hill Football Club, Roding Lane, IG9 6BJ

(m) Pursuant to the Council's Code of Member Conduct, Councillor G Chambers declared a non-pecuniary interest in the following item of the agenda by virtue of having some involvement with the Club in 2012 by opposing the club's gates. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2911/19 – Buckhurst Hill Football Club, Roding Lane, IG9 6BJ

25. ANY OTHER BUSINESS

It was reported that there was no urgent business for consideration at the meeting.

26. EPPING FOREST DISTRICT LOCAL PLAN SUBMISSION VERSION - PLANNING POLICY BRIEFING NOTE

It was noted that the Epping Forest District Local Plan Submission Version Planning Policy Briefing note was available at:

http://www.efdclocalplan.org/wpcontent/uploads/2018/03/Planning-Policy-Briefing-Note_Mar-2018.pdf

27. SITE VISITS

There were no formal site visits requested by the Sub-Committee.

The Sub-Committee Members noted that, for the duration of the coronavirus pandemic, any planning applications deferred for a site visit at an Area Planning Sub-Committee (or the District Development Management Committee) be automatically referred to the District Development Management Committee (or Council) for determination.

28. PLANNING APPLICATION - EPF/1317/19 TREVELYAN HOUSE, GOLDINGS HILL, LOUGHTON

APPLICATION No:	EPF/1317/19
SITE ADDRESS:	Trevelyan House Goldings Hill Loughton Essex IG10 2SW
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Application for Variation of Condition 2:"completed strictly with approved drawings" for EPF/2379/17. (Demolition of three existing properties and associated buildings to be replaced with x 8 no. dwelling houses, new access road, parking and landscaping). Erection of 7 no. streetlights accompanied by a lighting report.
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=624325

REASONS FOR REFUSAL

1. The proposed height and position of the streetlights would have an adverse impact on the amenities of the neighbouring residents within Monkchester Close and would therefore be contrary to Local Plan and Alterations policies DBE9 of the adopted Local Plan and Alterations, policies DM9 of the Local Plan Submission Version (2017), and the NPPF.

Way forward: - the number of streetlights be reduced and height of the posts should be about waist level.

29. PLANNING APPLICATION - EPF/1680/19 30 YORK HILL, LOUGHTON

APPLICATION No:	EPF/1680/19
SITE ADDRESS:	30 York Hill Loughton Essex IG10 1HT
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Proposed two storey side and rear extension.
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=625996

REASONS FOR REFUSAL

1. The proposed design of the two-storey rear extension would fail to preserve or enhance the character and appearance of the York Conservation Area contrary to DBE10, HC6 HC7 of the adopted Local Plan and Alterations, policies DM9 of the Local Plan Submission Version (2017), and the NPPF
2. The proposed development would result in an unneighbourly form of development, that would overlook neighbouring properties causing a loss of privacy and would therefore, be contrary to Local Plan and Alterations policies DBE9 of the adopted Local Plan and Alterations, policies DM9 of the Local Plan Submission Version (2017), and the NPPF.

Way forward: No way forward as the proposal was refused on the impact on the character and appearance of the Conservation Area. Could overcome the impact to neighbouring amenities if the proposed windows were to be obscured or the internal arrangement of the property was changed.

30. PLANNING APPLICATION - EPF/2486/19 5 STAPLES ROAD, LOUGHTON

APPLICATION No:	EPF/2486/19
SITE ADDRESS:	5 Staples Road Loughton

	IG10 1HP
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Ground and lower ground floor rear renovation and extension.
DECISION:	Appealed against non-determination.

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=629415

This application has been appealed to the Secretary of State against non-determination and therefore Epping Forest District Council are no longer able to make a decision. However if a decision were to be made then it would be to Grant Permission (with conditions).

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 and retained strictly in accordance with the approved drawings numbers: EO.1, EO.2, EO.09, E1.0, E1.3, E2.0, PO.2, PO.09, P1.0, P2.0 and P3.4
- 3 Samples of the types and colours of the external finishes shall be submitted to and approved by the Local Planning Authority in writing prior to their use on site. The development shall be implemented in accordance with such approved details. For the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.
- 4 The development hereby approved shall not be implemented until a Basement Impact Assessment is submitted and approved by the Local Planning Authority, in writing, prior to the commencement of the development. The development shall be implemented in accordance with any agreed recommendations.
- 5 Prior to preliminary ground works taking place, details of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 6 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.
- 7 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed and utilised to clean vehicles immediately before leaving the site. Any mud or other material deposited on nearby roads as a result of the development

shall be removed.

31. PLANNING APPLICATION - EPF/2649/19 HAYLANDS COTTAGE, GREEN LANE, CHIGWELL

APPLICATION No:	EPF/2649/19
SITE ADDRESS:	Haylands Cottage Green Lane Chigwell IG7 6DN
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Proposed conversion of existing garage with first floor extension above, single storey side extension, new front porch and loft conversion with rear dormer.
DECISION:	Refused 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=630035

REASONS FOR REFUSAL

1. The proposed development, by reason of its overall built footprint, scale and bulk would cause substantial harm to the openness, character and appearance on the Green Belt in this location. As such, the proposal constitutes inappropriate development in the Green Belt, which would be contrary to policies GB2A (Development in the Green Belt) of the adopted Local Plan 1998 and Alterations 2006, and policy DM4 (Green Belt) of the Local Plan Submission Version 2017 and the NPPF.
2. The proposed development, would result in an overbearing and unneighbourly form of development, that would have a detrimental impact on the residential amenities enjoyed and would therefore be, contrary to Local Plan and Alterations policies DBE9 of the adopted Local Plan and Alterations, policies DM9 of the Local Plan Submission Version (2017), and the NPPF.

Way forward: - No way forward suggested.

32. PLANNING APPLICATION - EPF/2911/19 BUCKHURST HILL FOOTBALL CLUB, RODING LANE, BUCKHURST HILL

APPLICATION No:	EPF/2911/19
SITE ADDRESS:	Buckhurst Hill Football Club Roding Lane Buckhurst Hill Essex IG9 6BJ
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Proposed erection of a new 100 seat stand and 100 person covered standing area and erection of 6 floodlighting columns.
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=630877

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 and retained strictly in accordance with the approved drawings numbers: 001, 200, 201, 210, 220/0063/01, Seated50/10/17, HL250D15F and UKS16983/4 (dated 9/7/20).
- 3 Prior to preliminary ground works taking place, details of surface water disposal and a flood evacuation plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 4 The development shall be carried out in accordance with the submitted flood risk assessment (Buckhurst Football Club: FRA & SWD) and the mitigation measures it details. The proposed stands shall be constructed as an open structure as stated on page 25 of the FRA (9.1 Flood risk elsewhere) and shown in both the FRA Appendix 1 by 'drawing no 201' and standalone drawing 'Sports Ground Development Elite 50 Design'. These mitigation measures shall be fully implemented prior to the stands being first brought into use and shall be retained and maintained thereafter and throughout the lifetime of the development.
- 5 The floodlighting hereby approved shall be installed strictly in accordance with the details contained in the pitch lighting plan shown on drawing number UKS16983/4 (Abacus Lighting Ltd, July 2020), and fitted with cowls to prevent light spillage in accordance with the agreed details. Upon installation, and prior to first use (other than for testing), a lighting survey shall be undertaken to confirm the lighting levels do not exceed those shown on the approved plan, and submitted for

approval by the Local Planning Authority. Thereafter, no increase in lighting levels above the approved plan shall be installed without the prior consent of the Local Planning Authority.

- 6 The floodlights hereby permitted shall not be used before 10am on any day of the week, nor after 10.30pm Mondays to Fridays, 8pm on Saturdays, and 6pm on Sundays, Bank and Public Holidays.
- 7 The north facing elevation of the stands hereby permitted shall be finished in a dark green colour, details of which shall be approved by the Local Planning Authority prior to installation of the stands, and shall thereafter be retained in accordance with the agreed details.

33. EXCLUSION OF PUBLIC AND PRESS

The Sub-Committee noted that there was no business which necessitated the exclusion of the public and press.

CHAIRMAN