

## **EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Planning Sub-Committee **Date:** 18 November 2020  
South

**Place:** Virtual Meeting on Zoom **Time:** 7.00 - 8.46 pm

**Members Present:** J Share-Bernia (Chairman), S Rackham (Vice-Chairman), G Chambers, R Baldwin, A Beales, S Heap, R Jennings, H Kauffman, L Mead, S Murray, S Neville, M Owen, A Patel, C P Pond, C C Pond, C Roberts, D Roberts and D Wixley

**Other Councillors:**

**Apologies:** R Brookes, J Jennings, A Lion, G Mohindra and D Sunger

**Officers Present:** A Marx (Development Manager Service Manager (Planning)), G Courtney (Planning Applications and Appeals Manager (Development Management)), S Dhadwar (Senior Planning Officer), B Meade (Planning Officer), A Hendry (Democratic Services Officer), L Kirman (Democratic Services Officer) and P Seager (Chairman's Officer)

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### **66. 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.

### **67. ADVICE TO PUBLIC AND SPEAKERS ATTENDING THE COUNCIL PLANNING SUB-COMMITTEE**

The Chairman welcomed members of the public to the virtual meeting and outlined the procedures and arrangements agreed by the Council, to enable persons to address the Sub-Committee in relation to the determination of applications for planning permission. The Chairman advised that she would be a voting Chairman.

### **68. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting of the Sub-Committee held on 21 October 2020 be taken as read and signed by the chairman as a correct record.

### **69. DECLARATIONS OF INTEREST**

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

**70. ANY OTHER BUSINESS**

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

**71. 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](http://www.efdclocalplan.org/wpcontent/uploads/2018/03/Planning-Policy-Briefing-Note_Mar-2018.pdf)

**72. SITE VISITS**

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

The Sub-Committee noted that, for the duration of the Covid-19 pandemic, any planning applications referred for a site visit at an Area Plans Sub-Committee (or the District Development Management Committee) would be automatically referred to the District Development Management Committee (or Council) for determination.

**73. PLANNING APPLICATION - EFP/1160/20 156B QUEENS ROAD, BUCKHURST HILL IG9 5BJ**

<b>APPLICATION No:</b>	EPF/1160/20
<b>SITE ADDRESS:</b>	156 B Queens Road Buckhurst Hill IG9 5BJ
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed single storey rear and side extension.
<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/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=637536](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=637536)

**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:  
Location plan, block plan, QR-01C

- 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.

**74. PLANNING APPLICATION - EFP/1376/20 37 FOREST VIEW ROAD, LOUGHTON IG10 4DX**

<b>APPLICATION No:</b>	EPF/1376/20
<b>SITE ADDRESS:</b>	37 Forest View Road Loughton IG10 4DX
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>APPLICANT:</b>	KMDS Designs
<b>DESCRIPTION OF PROPOSAL:</b>	Part single storey part two storey rear extension and loft conversion.
<b>DECISION:</b>	Refused

**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=638655](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=638655)

**REASON FOR REFUSAL**

- 1 By reason of the height and bulk the proposal would appear as overly dominant in relation to the adjacent properties resulting in an unacceptable loss of light thus causing significant harm to the living conditions of the occupants of the adjacent properties contrary to policies DBE2, DBE9 and DBE10 from the Local Plan and Alterations (LP) (1998 & 2006), policies DM9 and DM10 from the Epping Forest District Local Plan Submission Version (LPSV) (2017 and the NPPF.
- 2 By reason of the depth and projection beyond the established rear building line of the properties on Forest View Road the proposal would be inappropriate development contrary to policies CP2, DBE9 and DBE10 from the Local Plan and Alterations (LP) (1998 & 2006), policies DM9 and DM10 from the Epping Forest District Local Plan Submission Version (LPSV) (2017 and the NPPF.

**Way Forward**

To propose a smaller, lower and less bulky addition that will interfere less with neighbours amenities, or build the extension granted consent in 2003.

**75. PLANNING APPLICATION - EFP/2021/20 GARAGE BLOCK, PENTLOW WAY, BUCKHURST HILL IG9 6BZ**

<b>APPLICATION No:</b>	EPF/2021/20
<b>SITE ADDRESS:</b>	Garage Block Pentlow Way Buckhurst Hill Essex IG9 6BZ
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill East
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing garages, erection of a residential building with proposed flats with associated parking and landscaping, 7 units in total.
<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/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=641836](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=641836)

## 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:

200272 ECD ZZ XX DR A 1000 S3 P1, 200272 ECD ZZ 00 DR A 1001 S3 P1, 00272 ECD ZZ XX DR A 1100 S3 P3. 200272 ECD ZZ XX DR A 1101 S3 P1, 200272 ECD ZZ GF DR A 1201 S3 P5, 200272 ECD ZZ 01 DR A 1202 S3 P4, 200272 ECD ZZ 02 DR A 1203 S3 P4, 200272 ECD ZZ RP DR A 1204 S3 P3, 200272 ECD ZZ XX DR A 1255 S3 P3, 200272 ECD ZZ XX DR A 1256 S3 P5, 200272 ECD ZZ XX DR A 1260 S3 P2, 200272 ECD ZZ XX DR A 1261 S3 P2, 2118-T-1231 P3, Phase 1 Contaminated Land Assessment - Revision A by Create Consulting Ltd, Phase 2 Geo-Environmental Assessment - Revision B by Create Consulting Ltd, Remediation Method Statement - Revision A by Create Consulting Ltd, PRELIMINARY DRAINAGE STRATEGY dated 6/12/19, PRIVATE DRAINAGE STANDARD DETAILS (1 OF 3) dated 1/4/20, PRIVATE DRAINAGE STANDARD DETAILS (2 OF 3) dated 1/4/20, PRIVATE DRAINAGE STANDARD DETAILS (3 OF 3) dated 3/1/20 Drawing Base: 2118-T-1201 Preliminary Landscape GA dated 12/6/20, Arboricultural Site Assessment ref EV190925-389Rev02 18/5/2020 by MWA, MWA TCP 001 Tree Constraints Plan, MWA TLP 002 Tree Location Plan, 2118-T-1201 REVISION P4  
MWA TSS 002 - Tree Survey Schedule EV190925-389, Flood Risk Assessment and Drainage Strategy reference EW/CC/P18-1635/05 June 2020 by Create Consulting Ltd, Building External Finishes Schedule AB0272 Revision P1, Landscape finishes schedule - Pentlow Way 2118-T-

1241 Revision P1.

- 3 Following completion of the measures identified in the approved remediation scheme, and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
- 4 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the Phase 2 report, work shall be suspended and additional measures for its remediation shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures and a verification report for all the remediation works shall be submitted to the local planning authority within 21 days of the report being completed and approved in writing by the local planning authority.
- 5 The development shall be carried out in accordance with the flood risk assessment (Flood Risk Assessment and Drainage Strategy, Ref EW/CC/P18-1635/05, June 2020) and drainage strategy (drainage plan, 2118-T-1201) submitted with the application unless otherwise agreed in writing with the Local Planning Authority.
- 6 Prior to any above ground works, full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) shall be 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.
- 7 Prior to first occupation of the development hereby approved, the proposed window openings in the eastern and western flank elevations 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.
- 8 Prior to the first occupation of the development, the access arrangements, the vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The access, parking and turning areas shall be retained in perpetuity for their intended

purpose.

- 9 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary, in accordance with the guidance contained within the National Planning Policy Framework and policy ST4 of the adopted Local Plan and Alterations.
- 10 Prior to the commencement of any works a bat survey of the buildings should be undertaken in accordance with guidelines from Natural England (or other relevant body). These should be submitted to the Local Planning Authority for approval. Should the surveys reveal the presence of bats or their breeding sites or resting places then a detailed mitigation and compensation strategy in accordance with guidelines available from Natural England (or other relevant body) and submitted to the Local Planning Authority for approval. All works shall then proceed in accordance with the approved strategy unless otherwise agreed in writing by the Local Planning Authority.
- 11 Prior to the commencement of above ground works a biodiversity plan shall be submitted to and approved in writing by the Local Planning Authority. This could include native wildlife friendly planting and bird and bat boxes.
- 12 Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation, per dwelling, of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator.
- 13 The development hereby approved shall not be commenced until details of the siting and design of the proposed relocated electricity sub-station shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details so approved unless otherwise agreed in writing by the Local Planning Authority.
- 14 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.
- 15 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.

- 16 Prior to first occupation of the development hereby approved, 1 Electric Vehicle Charging Point for each dwelling that has an allocated parking space and 1 Electric Vehicle Charging Point for every 10 properties that share unallocated parking shall be installed and retained thereafter for use by the occupants of the site.

- 17 Details of the layout, design and appearance (shown in context) of the bicycle storage area shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the dwellings hereby approved. The storage shall be covered and secure and provide for no less than 7 cycle spaces.

The bicycle storage area shall be provided strictly in accordance with the details so approved, provided/erected prior to the first occupation of the development, and maintained as such thereafter.

- 18 Notwithstanding the plans hereby approved, amended plans showing at least 2 car parking spaces for people with a disability should be submitted and approved to the Council. The development shall then be carried out in accordance with the amended plans so approved, prior to the first occupation of the residential units and shall be maintained as such thereafter

**CHAIRMAN**