

## **EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Planning Sub-Committee **Date:** 24 March 2021  
South

**Place:** Virtual Meeting on Zoom **Time:** 7.00 - 8.05 pm

**Members Present:** S Rackham (Vice-Chairman, in the Chair), R Baldwin, R Brookes, S Heap, R Jennings, J Jennings, H Kauffman, A Lion, S Murray, S Neville, M Owen, A Patel, C P Pond, C C Pond, B Sandler, D Sunger and D Wixley

**Other Councillors:**

**Apologies:** J Share-Bernia, A Beales, L Mead, C Roberts and D Roberts

**Officers Present:** J Godden (Heritage, Enforcement & Landscaping Team Manager), L Kirman (Democratic Services Officer), A Buckley (Communications Officer), V Messenger (Democratic Services Officer) and M Rahman (Planning Officer).

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### **86. 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.

### **87. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting of the Sub-Committee held on 24 February 2021 be taken as read and signed by the chairman as a correct record.

### **88. DECLARATIONS OF INTEREST**

a) Pursuant to the Council's Code of Member Conduct, Councillor Owen declared a non-pecuniary interest in the following item of the agenda by virtue of a having a child due to attend the school in September. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EFP/1465/20 Davenant Foundation School, Chester Road, Loughton IG10 2LD

### **89. ANY OTHER BUSINESS**

It was reported that there was no urgent business for consideration at the meeting. The Chairman advised that the order that the planning applications would be

considered had changed. Cllr Murray raised concerns on the change of order but accepted the decision.

#### 90. 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)

#### 91. SITE VISITS

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 would be automatically referred to the District Development Management Committee (or Council) for determination.

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

#### 92. PLANNING APPLICATION - EFP/1465/20 DAVENANT FOUNDATION SCHOOL, CHESTER ROAD, LOUGHTON IG10 2LD

<b>APPLICATION No:</b>	EFP/1465/20
<b>SITE ADDRESS:</b>	Davenant Foundation School Chester Road Loughton IG10 2LD
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Broadway
<b>DESCRIPTION OF PROPOSAL:</b>	Replacement of existing temporary classrooms with permanent standalone block.
<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=639155](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=639155)

#### CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans: DAVEN-IWD-XX-00-DR-A-2200 Rev P1 and 2400 Rev P1, and DAVEN-IWD-XX-XX-DR-A- 2000 Rev P1, 2200 Rev P1, 2500 Rev P1, 2502 Rev P1 and 2503 Rev P1

- 3 Prior to the commencement of the development, details of flood mitigation measures to the building to protect against surface water flood risk shall be submitted to and approved by the Local Planning Authority. The works as agreed shall be fully incorporated into the development prior to the first use of the building.
- 4 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.
- 5 The development be carried out in accordance with the specifications detailed in the Drainage Layout sheet 1 and 2 (Revision P1) DAVEN IWD XX XX DR C 6000 and DAVEN IWD XX XX DR C 6001 submitted with the application unless otherwise agreed in writing with the Local Planning Authority.
- 6 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. In such instances, 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.
- 7 If any tree, shrub or hedge shown to be retained in the submitted Arboricultural reports is removed, uprooted or destroyed, dies, or becomes severely damaged or diseased during development activities or within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.
- 8 No deliveries, external running of plant and equipment or demolition and construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours

of 07:30 to 18:00 on Monday to Friday and 08:00 to 13:00 on Saturday and not at all on Sundays, Public or Bank Holidays without the prior written permission of the Local Planning Authority.

- 9 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.
- 10 The demolition of the existing buildings shown on the approved plans as being removed, and the construction of the car parking area in the same area, shall be carried out as a single operation with the construction of the building hereby approved such that the use of the new parking area commences within one month of the new building being first brought into use.
- 11 Notwithstanding any details on the approved plans, the lower half of all windows in the south-west facing elevation of the building (Elevation C) shall be fitted with obscure glass with a minimum privacy level 3 obscurity, prior to the building hereby permitted being first brought into use. Once installed the obscure glass shall be retained thereafter.
- 12 No external lighting shall be fixed to any elevation of the building hereby approved without prior consent from the Local Planning Authority.
- 13 The building hereby approved shall not be used outside the hours of 08.00 and 17.00 Monday to Friday and at no time during weekends or during holidays observed by the school.

**93. PLANNING APPLICATION - EPF/2040/20 47 STRADBROKE DRIVE, CHIGWELL IG7 5RA**

<b>APPLICATION No:</b>	EPF/2040/20
<b>SITE ADDRESS:</b>	47 Stradbroke Drive Chigwell IG7 5RA
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of the existing dwelling house and erection of a new dwelling house together with landscaping.
<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=641920](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=641920)

**CONDITIONS**

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans: EX-L001, EX-P001, EX-P002, EX-P003, EX-E001, EX-E002, EX-E003, EX-E004, EX-S001, PR-L001 Rev A, PR-P001 Rev A, PR-P002 Rev A, PR-P003 Rev A, PR-P004 Rev A, PR-P005 Rev A, PR-P006 Rev A, PR-E001 Rev A, PR-E002 Rev A, PR-E003 Rev A, PR-E004 Rev A, PR-E005 Rev A, PR-S001 Rev A, PR-S002 Rev A and PR-PE001 Rev A.
- 3 No ground works shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. There shall be no alterations in ground levels within the calculated Root Protection Areas of retained trees. The development shall be carried out in accordance with those approved details.
- 4 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 the approved details, and shall be provided on site prior to the first occupation and shall be retained for the lifetime of the development.
- 5 Tree protection shall be implemented prior to the commencement of development activities (including demolition), and the methodology for development (including supervision) shall be undertaken in accordance with the submitted Tree Survey/ Arboricultural Method Statement reports unless the Local Planning Authority gives its prior written approval to any alterations. Tree protection shall be installed as shown on Cantia Arboricultural Services drawing number CAS/2020/266 (dated October 2020).
- 6 No development shall commence above slab level until documentary and photographic details of all materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 7 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. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of the building or completion of the development, whichever is the sooner. 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.

- 8 Prior to the first occupation of the development, details of privacy screens to the first floor roof terrace & ground floor terrace of no lower than 1.7 metres high shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented before occupation in accordance with the approved details and so retained.
- 9 Prior to first occupation of the development hereby permitted a plan indicating the position, design, materials and type of boundary treatment to be erected, shall have been submitted to and approved by the Local Planning Authority. The approved boundary treatment shall be implemented prior to the occupation of the development and thereafter permanently retained.
- 10 Prior to first occupation of the development, measures shall be incorporated within the development to ensure a water efficiency standard of 110 litres (or less) per person per day.
- 11 Prior to first occupation of the development hereby approved, 1 Electric Vehicle Charging Point shall be installed and retained thereafter for use by the occupants of the site.
- 12 Prior to first occupation of the development, a scheme to enhance the ecological value of the site shall be submitted to and agreed in writing by the Local Planning Authority. The ecological value shall be quantified using the Biodiversity Impact Assessment Calculator (BIAC) where appropriate. The scheme shall be implemented in full prior to the occupation of the development hereby approved.
- 13 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. In such instances, 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.

- 14 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.
- 15 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.
- 16 No deliveries, external running of plant and equipment or demolition and construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours of 07:30 to 18:00 on Monday to Friday and 08:00 to 13:00 on Saturday and not at all on Sundays, Public or Bank Holidays without the prior written permission of the Local Planning Authority.
- 17 If any tree, shrub or hedge shown to be retained in the submitted Arboricultural reports is removed, uprooted or destroyed, dies, or becomes severely damaged or diseased during development activities or within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.
- 18 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any other order revoking and re-enacting that order) no development generally permitted by virtue of Classes A and B of Part 1 of schedule 2 shall be undertaken without the prior written permission of the Local Planning Authority.
- 19 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows [other than those expressly authorised by this permission] shall be constructed on the flank elevation(s).

**CHAIRMAN**