

Committee Agenda



Epping Forest District Council

Area Planning Sub-Committee East Wednesday, 31st March, 2021

You are invited to attend the next meeting of **Area Planning Sub-Committee East**, which will be held as a:

**Virtual Meeting on Zoom
on Wednesday, 31st March, 2021
at 7.00 pm.**

**Georgina Blakemore
Chief Executive**

**Democratic Services
Officer:**

Democratic Services Tel: (01992) 564243
Email: democraticservices@eppingforestdc.gov.uk

Members:

Councillors P Keska (Chairman), H Brady (Vice-Chairman), N Bedford, P Bolton, L Burrows, I Hadley, S Jones, C McCredie, M McEwen, J McIvor, R Morgan, J Philip, B Rolfe, P Stalker, B Vaz, C Whitbread, H Whitbread, J H Whitehouse and J M Whitehouse

WEBCASTING/FILMING NOTICE (VIRTUAL MEETINGS)

Please note: this meeting may be filmed for live or subsequent broadcast via the Council's internet site - at the start of the meeting the Chairman will confirm if all or part of the meeting is being filmed.

You should be aware that the Council is a Data Controller under the Data Protection Act. Data collected during this webcast will be retained in accordance with the Council's published policy.

Therefore by participating in this virtual meeting, you are consenting to being filmed and to the possible use of those images and sound recordings for webcasting and/or training purposes. If members of the public do not wish to have their image captured they should ensure that their video setting throughout the virtual meeting is turned off and set to audio only.

In the event that technical difficulties interrupt the virtual meeting that cannot be overcome, the Chairman may need to adjourn the meeting.

If you have any queries regarding this, please contact the Corporate Communications Manager on 01992 564039.

1. WEBCASTING INTRODUCTION

1. This virtual meeting is to be webcast. Members are reminded of the need to unmute before speaking.

2. The Chairman will read the following announcement:

“I would like to remind everyone present that this meeting will be broadcast live to the internet (or filmed) and will be capable of repeated viewing (or another use by such third parties).

Please could I also remind Members of the Public who have registered to speak that they will be admitted to the meeting at the appropriate time.

Please also be aware that if technical difficulties interrupt the meeting that cannot be overcome, I may need to adjourn the meeting.”

2. ADVICE TO PUBLIC AND SPEAKERS ATTENDING THE COUNCIL PLANNING SUB-COMMITTEES (Pages 5 - 8)

General advice to people attending the meeting is attached.

3. MINUTES (Pages 9 - 14)

To confirm the minutes of the last meeting of the Sub-Committee held on 3 March 2021.

4. APOLOGIES FOR ABSENCE

5. DECLARATIONS OF INTEREST

To declare interests in any item on this agenda.

6. ANY OTHER BUSINESS

Section 100B(4)(b) of the Local Government Act 1972, requires that the permission of the Chairman be obtained, after prior notice to the Chief Executive, before urgent business not specified in the agenda (including a supplementary agenda of which the statutory period of notice has been given) may be transacted.

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

A Planning Policy Briefing Note (March 2018) has been produced by the Planning Policy Team to ensure that a consistent approach is taken to the provision of planning policy advice for the District, particularly in relation to the Epping Forest District Local Plan Submission Version, which was published on 18 December 2017.

The primary purpose of the Planning Policy Briefing Note is to inform the development management process and to provide assistance for Development Management Officers, Councillors, applicants and planning agents. The Planning Policy Briefing Note is available at:

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

8. SITE VISITS

Members are reminded that for the duration of the coronavirus pandemic, as decided at the Group Leaders' Meeting of 24 June 2020, **no member site visits will be conducted.**

Therefore, any planning application deferred for a site visit at an Area Planning Sub-Committee will be automatically referred to the District Development Management Committee for determination.

9. PLANNING APPLICATION - EPF/0033/21 23 BUCKINGHAM ROAD, EPPING CM16 5AF (Pages 15 - 20)

To consider the attached report for a two storey rear and single storey rear extensions. Single storey side extension. (Revised application to EPF/2489/20).

10. EXCLUSION OF PUBLIC AND PRESS

Exclusion: To consider whether, under Section 100(A)(4) of the Local Government Act 1972, the public and press should be excluded from the meeting for the items of business set out below on grounds that they will involve the likely disclosure of exempt information as defined in the following paragraph(s) of Part 1 of Schedule 12A of the Act (as amended) or are confidential under Section 100(A)(2):

Agenda Item No	Subject	Exempt Information Paragraph Number
Nil	Nil	Nil

The Local Government (Access to Information) (Variation) Order 2006, which came into effect on 1 March 2006, requires the Council to consider whether maintaining the exemption listed above outweighs the potential public interest in disclosing the information. Any member who considers that this test should be applied to any currently exempted matter on this agenda should contact the proper officer at least 24 hours prior to the meeting.

Background Papers: Article 17 - Access to Information, Procedure Rules of the Constitution define background papers as being documents relating to the subject matter of the report which in the Proper Officer's opinion:

- (a) disclose any facts or matters on which the report or an important part of the report is based; and
- (b) have been relied on to a material extent in preparing the report and does not include published works or those which disclose exempt or confidential information and in respect of executive reports, the advice of any political advisor.

The Council will make available for public inspection for four years after the date of the meeting one copy of each of the documents on the list of background papers.

11. REFER SIGN (Pages 21 - 22)

If any member wants to **refer** a planning application to the District Development Management Committee (DDMC), please **hold up this refer sign** in front of your screen immediately after the vote has been taken. If at least 4 members agree/hold up their refer signs, the application will be referred to DDMC.

Alternatively, if any member wishes to **refer** a planning application to DDMC, they should propose a **motion to refer** this application immediately after the vote has been taken. The Chairman will then ask for a seconder. After a seconder has been sought, the Chairman will then ask if any other member wishes to support this resolution. If at least 4 members agree then the application will be referred to DDMC, otherwise the motion to refer will fail.

Advice to Public and Speakers at virtual meetings of the Council's District Development Management Committee and Area Plans Sub-Committees

Are the meetings open to the public?

Yes all our meetings are open for you to attend virtually if you are a speaker, or to view on the Council's website at <https://www.eppingforestdc.gov.uk/your-council/watch-a-meeting/> Only in special circumstances are the public excluded.

When is the meeting?

Details of the date and time of the meeting are shown at the top of the front page of the agenda along with the details of the contact officer and Members of the Committee.

Can I speak?

If you wish to speak **you must register with Democratic Services by 4.00 p.m. on the day before the meeting**, by telephoning the number shown on the front page of the agenda. Speaking to a Planning Officer will not register you to speak; you must register with Democratic Services. Speakers are not permitted on Planning Enforcement or legal issues.

Who can speak?

Three classes of speakers are generally allowed: One objector (maybe on behalf of a group), the local Parish or Town Council and the applicant or his/her agent. In some cases, a representative of another authority consulted on the application may also be allowed to speak.

What can I say?

You will be allowed to have your say about the application, but you must bear in mind that you are limited to three minutes. At the discretion of the Chairman, speakers may clarify matters relating to their presentation and answer questions from Committee members.

If you have registered to speak on a planning application to be considered by the District Development Management Committee, Area Plans Sub-Committee East, Area Plans Sub-Committee West or Area Plans Sub-Committee South you will address the Committee virtually.

Only registered speakers will be admitted to the virtual meeting. This will be via the Zoom meeting invite you have been emailed by Democratic Services. Speakers must NOT forward this invite to anyone else under any circumstances. Alternatively, speakers may be contacted by phone at the appropriate time in the meeting when a Democratic Services Officer will contact you. If you are not present by the time your item is considered, the Committee will determine the application in your absence. Speakers should be following the meeting on the Council's webcaster to enable them to know when their item will be considered.

A transcript of your representation must be supplied in advance of the meeting to enable the Democratic Services Officer to read this out on your behalf should there be a technical problem. Please email your written statement to: democraticservices@eppingforestdc.gov.uk

Can I give the Councillors more information about my application or my objection?

Yes you can, but it must not be presented at the meeting. If you wish to send further information to Councillors, their contact details can be obtained from Democratic Services or our website <https://rds.eppingforestdc.gov.uk/mgMemberIndex.aspx?bcr=1>. Any information sent to Councillors should be copied to the Planning Officer dealing with the application.

How are the applications considered?

The Committee will consider applications in the agenda order. On each case they will listen to an outline of the application by the Planning Officer. They will then hear any speakers' presentations.

The order of speaking will be (1) Objector, (2) Parish/Town Council, then (3) Applicant or his/her agent. The Committee will then debate the application and vote on either the recommendations of officers in the agenda or a proposal made by the Committee. Should the Committee propose to follow a course of action different to officer recommendation, it is required to give its reasons for doing so.

An Area Plans Sub-Committee is required to refer applications to the District Development Management Committee where:

- (a) the Sub-Committee's proposed decision is a substantial departure from:
 - (i) the Council's approved policy framework; or
 - (ii) the development or other approved plan for the area; or
 - (iii) it would be required to be referred to the Secretary of State for approval as required by current government circular or directive;
- (b) the refusal of consent may involve the payment of compensation; or
- (c) the District Development Management Committee have previously considered the application or type of development and has so requested; or
- (d) the Sub-Committee wish, for any reason, to refer the application to the District Development Management Committee for decision by resolution.

Further Information

Further information can be obtained from Democratic Services.

Area Planning Sub-Committee East 2020-21
Members of the Committee and Wards Represented:



Chairman
Cllr Keska
 Chipping Ongar,
 Greensted and
 Marden Ash

**Vice-
 Chairman**
Cllr Brady
 Passingford

Cllr Bedford
 Shelley

Cllr Bolton
 North Weald
 Bassett

Cllr Burrows
 Epping Lindsey
 and Thornwood
 Common



Cllr Hadley
 Moreton and
 Fyfield

Cllr Jones
 Theydon Bois

Cllr McCredie
 Epping
 Hemnall

Cllr McIvor
 North Weald
 Bassett

Cllr McEwen
 High Ongar
 Willingale
 and the
 Rodings



Cllr Morgan
 Hastingwood,
 Matching and
 Sheering
 Village

Cllr Philip
 Theydon Bois

Cllr Rolfe
 Lambourne

Cllr Stalker
 Lower Sheering

Cllr Vaz
 Chipping Ongar,
 Greensted and
 Marden Ash



Cllr C
Whitbread
 Epping Lindsey
 and Thornwood
 Common

Cllr H
Whitbread
 Epping Lindsey
 and Thornwood
 Common

Cllr J H
Whitehouse
 Epping Hemnall

Cllr J M
Whitehouse
 Epping Hemnall

This page is intentionally left blank

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee:	Area Planning Sub-Committee East	Date:	3 March 2021
Place:	Virtual Meeting on Zoom	Time:	7.00 - 8.45 pm
Members Present:	P Keska (Chairman), H Brady (Vice-Chairman), B Rolfe, N Bedford, P Bolton, L Burrows, I Hadley, S Jones, J Mclvor, R Morgan, J Philip, P Stalker, B Vaz, C Whitbread, H Whitbread, J H Whitehouse and J M Whitehouse		
Apologies:	C McCredie		
Officers Present:	S Dhadwar (Senior Planning Officer), J Godden (Heritage, Enforcement & Landscaping Team Manager), A Marx (Development Manager Service Manager (Planning)), V Messenger (Democratic Services Officer), J Leither (Democratic Services Officer) and N Cole (Corporate Communications Officer)		

69. 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. The Sub-Committee noted the Council's Protocol for Webcasting of Council and Other Meetings.

70. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements adopted by the Council to enable persons to address the Sub-Committee, in relation to the determination of applications for planning permission. The Sub-Committee noted the advice provided for the public and speakers in attendance at Council Planning Sub-Committee meetings.

71. MINUTES

RESOLVED:

That the minutes of the meeting held on 3 February 2021 be taken as read and signed by the Chairman as a correct record.

72. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Members' Code of Conduct, Councillor J Philip declared a non-pecuniary interest in the following item of the agenda in relation to when he was the Planning Portfolio Holder by virtue of attending a meeting with Council Planning officers together with the applicant and the applicant's agent, but did not express any opinion on which way he would go on the resubmission of an application. This was in the interests of transparency and the Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0524/20 – High House Farm, Stapleford Road, Stapleford Abbots, Romford RM4 1EJ

(b) Pursuant to the Council's Members' Code of Conduct, Councillor H Whitbread declared a non-pecuniary interest in the following item of the agenda by virtue of the applicant being known to her when she had visited the Centre last summer to see one of the Council's disabled activities, as she was the Housing and Community Services Portfolio Holder. The Councillor had determined that she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2600/19 – Lambourne End Outdoor Centre, Manor Road, Lambourne, Romford RM4 1NB

73. ANY OTHER BUSINESS

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

74. 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

75. 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.

76. PLANNING APPLICATION - EPF/2600/19 LAMBOURNE END OUTDOOR CENTRE, MANOR ROAD, LAMBOURNE, ROMFORD RM4 1NB

APPLICATION No:	EPF/2600/19
SITE ADDRESS:	Lambourne End Outdoor Centre Manor Road Lambourne Romford RM4 1NB
PARISH:	Lambourne
WARD:	Lambourne
DESCRIPTION OF PROPOSAL:	Retention of a single storey three-sided wooden field shelter and overshoot netting structure.
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=629814

CONDITIONS

- 1 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans:

Post Set out Sketch, Location Plan, Open Fronted Field Shelter with animal feed storage, Field Shelter Netting Plan, Location Plan for Netting, email sent Wed 10/02/2021 12:14 from Rob Gaylor CEO of Lambourne End Centre.
- 2 No permission is given for the shelter hereby approved to be used for the sheltering of animals or for the storage of animal feed.
- 3 Unless otherwise agreed in advance and in writing by the Local Planning Authority, when the animals are using the field, an electric fence shall be installed around the field shelter.
- 4 No more than 14 people (plus staff) shall be participating in archery at any one time on the site.
- 5 The development hereby permitted shall be used for activities related to archery and animal grazing only and shall be used for no other purpose.
- 6 No public address system or other amplified noise system shall be installed or used at any time on the site.
- 7 The overshoot netting support frame hereby approved shall be painted in a matt green or black colour within 3 months of this decision notice.

77. PLANNING APPLICATION - EPF/0524/20 HIGH HOUSE FARM, STAPLEFORD ROAD, STAPLEFORD ABBOTTS, ROMFORD RM4 1EJ

APPLICATION No:	EPF/0524/20
SITE ADDRESS:	High House Farm Stapleford Road Stapleford Abbots Romford RM4 1EJ
PARISH:	Stapleford Abbots
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Construction of x20 no. new dwellings with associated infrastructure, parking, public open space and landscaping.
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=634397

DEFERRED TO DDMC

78. PLANNING APPLICATION - EPF/1656/20 MALTINGS FARM, CHURCH ROAD, MORETON, ONGAR CM5 0JY

APPLICATION No:	EPF/1656/20
SITE ADDRESS:	Maltings Farm Church Road Moreton Ongar CM5 0JY
PARISH:	Moreton, Bobbingworth and the Lavers
WARD:	Moreton and Fyfield
DESCRIPTION OF PROPOSAL:	Reserved matters application to EPF/0181/18 for removal of outbuildings and existing dwelling. Erection of three attached dwellings. Formation of new highway access and ancillary works.
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=640139

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: A1/664; 01/B, 02/B, 03/B, 04/B, RBL/MF/01, location plan, Arboricultural report, design and access statement, preliminary ecological assessment
- 3 No construction works above ground level shall take place until (documentary and photographic) details of the type and colours of the external finishes 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.
- 4 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 permitted by virtue of Class A, B and E of Part 1 to schedule 2 shall be undertaken.
- 5 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.
- 6 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.
- 7 No preliminary ground works shall take place until a flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tools. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
 - 8 Prior to preliminary ground works taking place, details of foul and 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.
 - 9 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.
 - 10 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.
 - 11 Hard and soft landscaping shall be implemented as shown on Richard Smallwood Associates Ltd 'existing and proposed site plan' drawing number A1/664/01B dated January 2020. and the accompanying planting schedule unless the Local Planning Authority gives its prior written approval to any alterations. 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.

- 12 Prior to preliminary ground works taking place, including any works of demolition, a Construction Management Plan shall be submitted to, and approved in writing by, the Local Planning Authority. The approved Plan shall be adhered to throughout the construction period. The Plan 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. A scheme for recycling/disposing of waste resulting from demolition and construction works.
- 13 Prior to first occupation of the development, a scheme for the monitoring and management of any ecological assets on the site, where present, shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in full prior to the occupation of the development hereby approved.
- 14 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.
- 15 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.
- 16 Prior to first occupation of the development hereby approved, 1 Electric Vehicle Charging Point for each dwelling that has a garage or 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 Prior to the first occupation of the development the access arrangements, 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.
- 18 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.



Epping Forest District Council



Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Contains Ordnance Survey Data. © Crown Copyright 2013 EFDC License No: 100018534

Contains Royal Mail Data. © Royal Mail Copyright & Database Right 2013

Application Number:	EPF/0033/21
Site Name:	23 Buckingham Road Epping CM16 5AF
Scale of Plot:	1:1250

Report Item No: 9

APPLICATION No:	EPF/0033/21
SITE ADDRESS:	23 Buckingham Road Epping CM16 5AF
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
APPLICANT:	Mr M Kellinger
DESCRIPTION OF PROPOSAL:	Two storey rear and single storey rear extensions. Single storey side extension. (Revised application to EPF/2489/20).
RECOMMENDED 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=646781

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 shall be carried out and retained strictly in accordance with the following approved plans: 01, 02, 03, 04 Rev D and 05 Rev D.
- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those in the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 4 Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a seating area, roof garden, terrace, patio or similar amenity area.
- 5 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.
- 6 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. Tree protection shall be installed as shown on Moore Partners Ltd drawing number MP/BUCK/01 dated 26th October 2020 unless the Local Planning Authority gives its prior written approval to any alterations.

This application is before this Committee since the recommendation is for approval contrary to an objection from a Local Council and at least one non-councillor resident, on planning grounds material to the application (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council)).

Description of Site:

The application site is a two storey detached property with front and rear gardens, located on the Eastern side of Buckingham Road.

The site is not located within the Metropolitan Green Belt, it is not located within a Conservation Area and it is not a Listed Building.

Description of Proposal:

Two storey rear and single storey rear extensions. Single storey side extension. (Revised application to EPF/2489/20)

Relevant History:

EPF/2489/20 - Single storey rear, first floor rear and single storey side extension. – Refuse Permission (householder)

Policies Applied:

Adopted Local Plan:

CP2 – Protecting the Quality of the Rural and Built Environment

DBE9 – Loss of Amenity

DBE10 - Design of Residential Extensions

LL10 – Adequacy of Provision for Landscape Retention

LL11 – Landscaping Schemes

NPPF:

The revised NPPF is a material consideration in determining planning applications. As with its predecessor, the presumption in favour of sustainable development remains at the heart of the NPPF. Paragraph 11 of the NPPF provides that for determining planning applications this means either;

(a) approving development proposals that accord with an up-to-date development plan without delay; or

(b) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole

The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making, but policies within the development plan need to be considered and applied in terms of their degree of consistency with the Framework.

Epping Forest District Local Plan (Submission Version) 2017

Although the LPSV does not currently form part of the statutory development plan for the district, on 14 December 2017 the Council resolved that the LPSV be endorsed as a material consideration to be used in the determination of planning applications.

Paragraph 48 of the NPPF provides that decision-takers may give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

The LPSV has been submitted for Independent Examination and hearing sessions were held on various dates from February 2019 to June 2019. On the 2nd August, the appointed inspector provided her interim advice to the Council covering the substantive matters raised at the hearing and the necessary actions required of the Council to enable her to address issues of soundness with the plan without prejudice to her final conclusions.

The following policies in the LPSV are considered to be of relevance to the determination of this application, with the weight afforded by your officers in this particular case indicated:

Policy	Weight afforded
SP7 – The Natural Environment, Landscape Character and Green Infrastructure	Significant
DM3 – Landscape Character and Ancient Landscapes	Significant
DM5 – Green and Blue Infrastructure	Significant
DM9 – High quality design	Significant
DM10 – Housing Design and Quality	Significant

Consultation Carried Out and Summary of Representations Received

Site notice posted: No, not required

Epping Town Council: OBJECTION: This revised proposal, while slightly improved still causes an impact on the neighbouring car parking spaces on the proposed side development of the dwelling. The committee acknowledge the neighbours’ objection which includes their concern about the closeness of proposed boundary wall would still impede the use of this and other neighbouring parking spaces. The Committee agreed that this would still mean a loss of amenity for the neighbours.

There was also new evidence from two other neighbours' objections regarding this revised proposal which the committee have considered. Committee consider this proposal as an overdevelopment of this dwelling which would also impact on the neighbours at the back of the property.

The neighbours are concerned that the rear extensions moving further backwards and very close to their fence line. Committee agree that there would be a loss of amenity in terms of overlooking and privacy into the neighbours' gardens that it backs onto.

The proposal would be reducing the size of garden and the neighbours are concerned about the potential loss of habitat for wildlife in their gardens by this proposed development. Committee request that the trees that are currently planted in the garden remain unaffected by the development as they provide a screen to neighbours' gardens.

The neighbours are also worried about how the drainage watercourse at the end of the gardens which would be affected by this development and any potential risk of flooding. Committee advise that a site visit could be necessary by EFDC's Building Regulations to check this proposal's impact on the drainage watercourse before any works are granted.

Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.

Number of neighbours consulted: 15

Neighbour responses received: 4

EPPING SOCIETY: OBJECTION: We acknowledge that the proposed extension will not impact directly on neighbouring properties. However, this is part of a relatively new, architect designed, development. This proposal is too big for what is already a high-density estate. Each property is carefully designed for their plots. This is overdevelopment of this particular site. Allowing the additional bulk on this site will create an unwelcome precedent. Changes to highly designed and high-density housing needs to be done very sensitively otherwise it breaks up the coherence of the estate.

53 TOWER ROAD: OBJECTION: Comments summarised:

- being overlooked
- loss of amenity
- negative consequences on biodiversity
- risk of flood risk

55 TOWER ROAD: COMMENT: Comments summarised:

- The house and gardens of 23 Buckingham Road appear to be a couple of feet higher than the gardens in Tower Road. This will lead to significant overlooking.

17 BUCKINGHAM ROAD: STRONG OBJECTION: Comments summarised:

Based on refusal of EPF/2489/20

- The revised plans for EPF/0033/21 continue to neglect to show the adjacent land with the car parking allocation for flats 17 and 21, plots 34 and 32 respectively.
- will still overlap on the boundary of the flat 17/plot 34 car parking space and access will still be needed.
- The revised plan also does not show how the services (water supply and drainage) will be installed for the downstairs toilet.

- Not only potential development work for the side extension will prevent access to the parking space, but construction work, access by workers and the requirement for fencing, scaffolding and access to the manhole cover could also prevent usage of the parking space whilst the work is undertaken.

Main Issues and Considerations:

The main issues to consider are the design and the impact on neighbouring amenity.

Design

The proposal is acceptable in terms of design. The revised roof design now proposes a crown roof in place of the previously proposed flat roof at first floor level, which has overcome the previous reason for refusal. Therefore the proposal complies with policies CP2 and DBE10 of the Adopted Local Plan 1998, policies SP7 and DM10 of the LPSV 2017 and the NPPF 2019.

Impact on Neighbouring Amenity

The proposed side extension would not project any further forward than the existing boundary wall, therefore the proposal would not overlap the car parking spaces to the front of the property any more than the existing boundary wall. The properties to the rear of the application dwelling have gardens that are approx. 50m long. Due to the distance between the proposal and the neighbouring properties, the extension would not impact on the living conditions of neighbouring residents by reason of overbearingness, loss of light (daylight or sunlight), loss of outlook, or loss of privacy. The proposal therefore does comply with policies DBE9 of the Adopted Local Plan, DM9 of the LPSV 2017 and the NPPF 2019.

Drainage

EFDC Land Drainage officer commented as follows:

In respect of the above application, in line with the comments provided for the original application, EPF/2489/20, as the revised proposals will not materially increase the surface water run-off from the site then we have no comments to make in this respect. The overall former St Johns School site housing development has a sustainable drainage system "Suds", and as such is designed with an allowance for property extensions and alterations, known as "urban creep".

Tree and landscaping

The Councils Tree Officer raised no objection to this application, subject to tree retention and tree protection conditions

Conclusion:

The proposal complies with relevant planning policy and it is recommended that planning permission be **granted**, subject to conditions.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

***Planning Application Case Officer: Zara Seelig
Direct Line Telephone Number: 01992 564379***

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk



REFER



REFER