

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 14 July 2021
South

Place: Conference Suite - Civic Offices **Time:** 7.00 - 9.30 pm

Members Present: K Williamson (Vice-Chairman, in the Chair), R Baldwin, D Barlow, P Bhanot, R Brookes, S Heap, R Jennings, J Jogia, H Kauffman, A Lion, S Murray, S Neville, C Nweke, M Owen, C P Pond, C C Pond, S Rackham (Vice-Chairman), K Rizvi, C Roberts, D Sunger and D Wixley

Other Councillors:

Apologies: J Share-Bernia, J Jennings, L Mead and A Patel

Officers Present: G Courtney (Planning Applications and Appeals Manager (Development Management)), A Hendry (Democratic Services Officer), T Carne (Corporate Communications Team Manager), L Kirman (Democratic Services Officer), S Mitchell (PR Website Editor), P Seager (Chairman's Officer) and G Woodhall (Team Manager - Democratic & Electoral Services)

9. 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.

10. APPOINTMENT OF VICE CHAIRMAN

With the Vice Chairman acting as Chairman for this meeting, the Sub-Committee appointed Councillor Rackham as Vice Chairman for the duration of the meeting.

11. MINUTES

RESOLVED:

That the minutes of the last meeting of the Sub-Committee held on 16 June 2021 be taken as read and signed by the Chairman as a correct record subject to the addition of Councillor Rackham's apologies for that meeting.

12. DECLARATIONS OF INTEREST

- (a) Pursuant to the Council's Members' Code of Conduct, Councillor P Bhanot declared a non-pecuniary interest in the following item by virtue of being a Parish Councillor on the planning Committee and that he lived opposite the

development. The Councillor had determined that he would remain in the meeting for the consideration of the application:

- EPF/2868/21 – 177 High Road, Chigwell IG7 6NX

(b) Pursuant to the Council's Members' Code of Conduct, Councillor A Lion declared a non-pecuniary interest in the following item by virtue of being a previous member of the Chigwell Resident's Association. The Councillor had determined that he would remain in the meeting for the consideration of the application:

- EPF/2868/21 – 177 High Road, Chigwell IG7 6NX

(c) Pursuant to the Council's Members' Code of Conduct, Councillor D Barlow declared a non-pecuniary interest in the following item by virtue of being a member of the Chigwell Resident's Association and currently the Chair of the Resident's Association. The Councillor had determined that she would remain in the meeting for the consideration of the application:

- EPF/2868/21 – 177 High Road, Chigwell IG7 6NX

(d) Pursuant to the Council's Members' Code of Conduct, Councillor D Sunger declared a non-pecuniary interest in the following item by virtue of being a member of the Chigwell Resident's Association. The Councillor had determined that he would remain in the meeting for the consideration of the application:

- EPF/2868/21 – 177 High Road, Chigwell IG7 6NX

13. ANY OTHER BUSINESS

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

14. 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

15. 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.

Councillor Murray would like to have this rule revisited now that we were near to having the social distancing rules lifted.

16. PLANNING APPLICATION - EFP/2868/20 177 HIGH ROAD, CHIGWELL IG7 6NX

Report Item No:

APPLICATION No:	EPF/2868/20
SITE ADDRESS:	177 High Road Chigwell IG7 6NX
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Proposed mixed-use development to provide 35 residential dwellings (Use Class C3) and 512 sqm of commercial floorspace (Use Class E) together with cycle and car parking, landscaping, provision of new pavement and loading bay on Brook Mews and associated infrastructure.
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=645633

DEFERRED

This item was deferred to enable the publication of the Viability Appraisal work and re-consultation with neighbours regarding this, to update the report to provide further information regarding viability, and to see whether a viability expert and the Urban Design Officer can attend the meeting to answer any questions raised by Members.

17. PLANNING APPLICATION - EPF/3043/20 2 PRINCES ROAD, BUCKHURST HILL IG9 5EG

Report Item No:

APPLICATION No:	EPF/3043/20
SITE ADDRESS:	2 Princes Road Buckhurst Hill IG9 5EG
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF	Proposed replacement of a single dwelling with a new

PROPOSAL:	building consisting of 2 commercial units and 7 fully accessible apartments. (Amended application to EPF/2378/19).
DECISION:	Grant Permission (Subject to Legal Agreement)

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=646414

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: 349-EX-01-A Existing Ground Floor Plan
349-EX-02 Existing First Floor Plan
349-EX-03 Existing Roof Plan
349-EX-04 Existing Elevations
349-PL-01-C Proposed Location Block Plan
349-PL-02-C Proposed Ground Floor Plan
349-PL-03-C Proposed First Floor Plan
349-PL-04-C Proposed Second Floor Plan
349-PL-05-C Proposed Roof Plan
349-PL-07-C Proposed Elevations
349-PL-08-C Proposed Street Scenes
- 3 No construction works above ground level shall have taken place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing, prior to the commencement of the development. For the avoidance of any doubt render shall not be used as a material option. The development shall be implemented in accordance with such approved details.
- 4 Notwithstanding the approved plans, timber shall be used for the proposed windows and doors, unless otherwise agreed in writing by the Local Planning Authority.
- 5 The window opening(s) in the south west elevation (marked as elevation D on plan number 349-PL-07 Rev C) shall be fitted with obscured glass with a minimum Level 3 obscurity to the extent as outlined on the same plan 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.
- 6 The ground floor units shall only be used as Class A1/A2 and A3 (known as Class E from 1st September 2020) as shown on the approved ground floor plan 349-PL-02 and for no other purpose (including any other purpose of the Schedule to the Town & Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order.

- 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. 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.
- 8 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.
- 9 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.
- 10 No development shall commence until an assessment of the risks posed by any contamination, carried out in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), shall have been submitted to and approved in writing by the local planning authority. If any contamination is found, a report specifying the measures to be taken, including the timescale, to remediate the site to render it suitable for the approved development shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures and timescale and a verification report shall be submitted to and approved in writing by the local planning authority. If, during the course of development, any contamination is found which has not been previously identified, 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.

- 11 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.
- 12 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.
- 13 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.
 7. Tree protection measures.
- 14 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. The development shall be carried out in accordance with those approved details.
- 15 Additional drawings that show details of proposed new windows, doors, eaves, verges, fascias, cills and shopfronts by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the LPA in writing prior to the commencement of any works.
- 16 Details of privacy screens (with a minimum height of 1.7m) to the south side of the balconies serving flats 2 and 5 shall be submitted and agreed in writing by the Local Planning Authority prior to first

- occupation. The agreed screens shall be installed prior to first occupation and shall be permanently retained in that agreed position and form.
- 17 The E c use hereby permitted shall not be open to customers / members or for deliveries outside the hours of 8am to 6.30pm on Monday to Saturday and 10am to 4pm on Sundays and Bank Holidays.
 - 18 The E b use hereby permitted shall not be open to customers / members or for deliveries outside the hours of 8am to 10.30pm on Monday to Saturday and 10am to 8pm on Sundays and Bank Holidays.
 - 19 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.
 - 20 The cycle store hereby approved shall be retained so that it is capable of allowing the storage of bikes, and shall at no time be converted into a room or used for any other purpose.
 - 21 No air conditioning units or extraction systems shall be installed without the prior written approval of the Local Planning Authority.
 - 22 Prior to any above ground works a scheme shall be submitted to the Local Planning Authority for approval to provide that the residents of the development, other than those residents with disabilities who are Blue Badge Holders, have no entitlement to a resident's parking permit. This shall include an agreed timescale for implementation and the approved scheme shall be implemented in accordance with the approved timescale.
 - 23 Prior to the commencement of development, a strategy to facilitate super-fast broadband for future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway, unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure. The development of the site shall be carried out in accordance with the approved strategy unless otherwise agreed in writing by the Local Planning Authority.

18. PLANNING APPLICATION - EPF/0418/21 13-17 HIGH BEECH ROAD, LOUGHTON IG10 4BN

Report Item No:

APPLICATION No:	EPF/0418/21
SITE ADDRESS:	13-17 High Beech Road Loughton IG10 4BN
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Erection of a third floor to provide two flats involving the raising of the existing parapet of the building
DECISION:	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=648435

REFUSED

1. The proposed development, by reason of its height and bulk, would result in a loss of visual amenity to residents of surrounding properties, including those in Smarts Lane, contrary to policy DBE9 of the adopted Local Plan and Alterations, policy DM9 of the Submission Version Local Plan (2017), and the NPPF.

An elected Member suggested that if any permission were to be approved in the future then the Council would suggest to the Local Parking Authority that no residential parking permits should be granted for any future occupants of this site.

Suggested Way forward:

Build out the previous consent.

19. PLANNING APPLICATION - EPF/0550/21 - 8 STANMORE WAY, LOUGHTON IG10 2SA**Report Item No:**

APPLICATION No:	EPF/0550/21
SITE ADDRESS:	8 Stanmore Way Loughton IG10 2SA
PARISH:	Loughton
WARD:	Loughton St Johns

DESCRIPTION OF PROPOSAL:	Demolition of an existing bungalow and replacement with two chalet bungalows.
DECISION:	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=648919

REFUSED

- 1 The proposed development falls within 200 metres of the Epping Forest Special Area of Conservation and fails to demonstrate nil detriment to the EFSAC as required under the Habitats Regulations 2017 and the Holohan judgement and this cannot at present be adequately demonstrated, contrary to Policy NC1 of the adopted Local Plan; DM2 and DM22 of the Local Plan Submission Version 2017 and the requirements of the Habitat Regulations 2017 and the NPPF.
- 2 The proposed development will result in the demolition of the existing bungalow and creation of two no. two-storey dwellings. The proposed development by reason of the loss of the bungalow fails to comply with the requirements of Policy H4A of the adopted Local Plan 1998 & 2006, Policy H1 (f) of the Local Plan Submission Version 2017, and Paragraph 61 of the NPPF 2019. These policies seek mixed and balanced communities, which the proposed development would conflict with.
- 3 The proposed loss of existing tree cover to make way for the development would be detrimental to the character and appearance of the site and its setting within the wider streetscene and fails to enhance the quantity and quality of landscaped areas, contrary to policies LL10 and LL11 of the adopted Local Plan 1998 & 2006, policies DM9 and DM10 of the Local Plan Submission Version 2017, and the NPPF 2019.
- 4 The proposed development, due to its increased bulk, height and positioning within the site, would result in a detrimental impact on the amenities of the immediate neighbouring residents through its visual impact, contrary to Policy DBE9 of the adopted Local Plan 1998 & 2006, Policy DM 9 of the Local Plan Submission Version 2017, and the NPPF 2019.

Suggested Way Forward:

Redevelop the site with a bungalow.

CHAIRMAN