

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

**Committee:** District Development Management Committee    **Date:** 1 September 2021

**Place:** Council Chamber - Civic Offices    **Time:** 7.00 - 7.35 pm

**Members Present:** S Jones (Chairman), B Rolfe (Vice-Chairman), R Baldwin, H Brady, S Heather, H Kauffman, P Keska, R Morgan, C C Pond, S Rackham, J M Whitehouse and K Williamson

**Other Councillors:** -

**Apologies:** I Hadley, S Heap and J Lea

**Officers Present:** N Richardson (Service Director (Planning Services)), G Woodhall (Team Manager - Democratic & Electoral Services), J Leither (Democratic Services Officer), S Mitchell (PR Website Editor) and R Moreton (Corporate Communications Officer)

### **19. WEBCASTING INTRODUCTION**

On behalf of the Chairman, the Team Manager for Democratic & Electoral Services reminded everyone present that the meeting would be broadcast live to the internet and would be capable of repeated viewing, which could infringe their human and data protection rights.

### **20. ADVICE FOR PUBLIC & SPEAKERS AT PLANNING COMMITTEES**

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 Committee in relation to the determination of applications for planning permission. The Committee noted the advice provided for the public and speakers in attendance at meetings of the Council's planning committees.

### **21. SUBSTITUTE MEMBERS**

The Committee was advised that no substitute members had been appointed for the meeting.

### **22. DECLARATIONS OF INTEREST**

The following interests were declared by all members of the Committee pursuant to the Council's Code of Member Conduct:

- (a) All of the Councillors present declared a personal interest in item 8 (Planning Application EPF/1186/21 – Forestside, Baldwins Hill, Loughton) of the agenda for the meeting, by virtue of being acquainted with the Applicant, who was a sitting District Councillor. The Councillors had determined that their interest was not pecuniary and

indicated that they would remain in the meeting for the consideration of the application and voting thereon.

(b) All of the Councillors present declared a personal interest in item 9 (Planning Application EPF/1702/21 – 229 High Street, Epping) of the agenda for the meeting, by virtue of being acquainted with the Applicant, who was a sitting District Councillor. The Councillors had determined that their interest was not pecuniary and indicated that they would remain in the meeting for the consideration of the application and voting thereon.

(c) All of the Councillors present declared a personal interest in item 9 (Planning Application EPF/1800/21 – 229 High Street, Epping) of the agenda for the meeting, by virtue of being acquainted with the Applicant, who was a sitting District Councillor. The Councillors had determined that their interest was not pecuniary and indicated that they would remain in the meeting for the consideration of the application and voting thereon.

### **23. MINUTES**

The Team Manager for Democratic & Electoral Services apologised to the Committee for the wrong set of minutes being attached to the agenda, as the minutes for the meeting held on 17 March 2021 had already been agreed by the Committee.

### **24. EPPING FOREST DISTRICT LOCAL PLAN SUBMISSION VERSION - PLANNING POLICY BRIEFING NOTE**

The Service Director for Planning Services reminded the Committee that a briefing note had been prepared to ensure that a consistent approach was taken to the provision of planning policy advice, following the publication of the Epping Forest District Local Plan Submission Version on 18 December 2017. Members were advised that the primary purpose of the briefing note was to inform development management activities and to provide assistance for Councillors, Officers, Applicants, Planning Agents and other persons involved in the development management process.

#### **Resolved:**

(1) That the Planning Policy Briefing Note for the Epping Forest District Local Plan Submission Version, be noted.

### **25. PLANNING APPLICATION EPF/1186/21 - FORESTSIDE, BALDWINS HILL, LOUGHTON IG10 1SD**

The Service Director for Planning Services, N Richardson, presented a report for the construction of a single storey rear extension and the addition of rear roof lights to the existing side return at 'Forestside' on Baldwins Hill in Loughton. This application was before the Committee as it had been submitted by or on behalf of a District Councillor.

N Richardson informed the Committee that the site was located within the urban area of Loughton and comprised a detached house. The site was within a conservation area or the Metropolitan Green Belt, and the building was not listed, although there was one preserved tree at the rear of the site. It was likely that the neighbouring properties had been extended in the past.

Planning Officers had concluded that the proposed works were of an acceptable size, scale and design, and would have a neutral impact on the appearance of the existing building. In addition, it was considered that there would be a limited impact to the living conditions of the adjacent neighbour arising from the development. Therefore, it was recommended that planning permission should be granted.

The Committee noted the summary of representations that had been received in respect of this application, which comprised of two objections to the application – one of which was from Loughton Town Council. There were no public speakers registered for this application and the Committee proceeded to debate the application.

Cllr C C Pond informed the Committee that the site had been part of a conservation area until 1996, when it had then been excluded. The Committee acknowledged that the application might give rise to increased light pollution; however, there was a street lamp nearby to the site and there were other instances of light pollution in the immediate vicinity of the site. The Committee felt that there was nothing in the application to merit refusal.

Cllr C C Pond proposed an amendment to condition 7, such that any wheel washing or other cleaning facilities should be approved by the Council, and this was agreed by the Committee.

**Decision:**

(1) That planning permission for application EPF/1186/21 at 'Forestside' in Baldwins Hill, Loughton should be granted, subject to the following 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: 035-EX-01, 035-PL-01 and 035-PL-02.

3...The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those specified in the submitted application form, unless otherwise agreed in writing by the Local Planning Authority.

4...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 and Tree protection shall be installed as shown on Moore Partners Ltd drawing number MH/FS/01 dated 1st June 2021 unless the Local Planning Authority gives its prior written approval to any alterations.

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...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.

7...Wheel washing or other cleaning facilities as approved by the Local Planning Authority, 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.

**26. PLANNING APPLICATION EPF/1702/21 - 229 HIGH STREET, EPPING CM16 4BP**

The Service Director for Planning Services, N Richardson, presented a report for advertisement consent to display an illuminated folded aluminium 3-part background white fascia sign with 80mm returns at 229 High Street in Epping. The application was before the Committee as it had been submitted by or on behalf of a District Councillor.

N Richardson informed the Committee that the application related to the ground floor retail use of a mid-terraced building located on the western side of the High Street, and was within a key frontage of the Epping Town Centre. The building itself was originally built in the 18<sup>th</sup> Century and then altered in the 19<sup>th</sup> century. The building was Grade II listed and located within the Epping Conservation Area. The face of the fascia sign would be covered in vinyl, with the lettering backlit by cold, LED lighting to create a halo around each character.

Planning Officers had concluded that the application with the relevant planning policies concerned with visual amenity and public safety. The Council's Conservation Officer had lodged an objection to the application on the basis that the proposal failed to positively relate to the existing shopfront, its host building and the wider conservation area. However, Planning Officers had felt that there were significant public benefits to outweigh the harm to the appearance of the Grade II Listed building, and would have less impact than the previous sign that had been removed a number of years ago. Therefore, it was recommended that consent should be granted.

The Committee noted the two objections to the application that had been received from the Epping Society and Epping Town Council, who both had objected to the application. There were no public speakers registered for this application, and the Committee proceeded to debate the application.

In response to questions from members of the Committee, N Richardson clarified that the colour of the lighting would be white but it might appear slightly coloured due to the colour of the actual letters, and that it had not been included in the proposed conditions for the lighting to be turned off at night as there would be other lighting on during the night. N Richardson also informed the Committee that there were other examples in the Conservation Area of vinyl finishes to fascia, and therefore Planning Officers had considered this acceptable.

Cllr J M Whitehouse felt that halo lighting was a better option than box lighting, but did not feel that comparing this proposal to a bad decision made in 1992 was a particularly good argument for granting consent. Cllr K Williamson felt that the white fascia finish would enhance the building and the proposed low level of lighting would cause any issues. Cllr Brady similarly felt that it was a very subtle and low-key type of lighting being proposed and was inclined to give the applicant the benefit of the doubt. Cllr C C Pond highlighted that the building was listed and should be treated sympathetically, and the Committee should give weight to the opinion of the Council's Conservation Officer. However, lighting was reversible and he was not convinced that there were sufficient reasons to refuse this application.

**Decision:**

(1) That advertisement consent for application EPF/1702/21 at 229 High Street in Epping should be granted, subject to the following conditions:

1... The maximum luminance of the sign granted consent by this Notice shall not exceed 180 candelas per square metre.

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

- Location Plan;
- Heritage Statement;
- Photograph of Abbots sign;
- Block Plan; and
- Illustrator drawing.

**27. PLANNING APPLICATION EPF/1800/21 - 229 HIGH STREET, EPPING CM16 4BP**

The Service Director for Planning Services, N Richardson, presented a report for Listed Building consent to display an illuminated folded aluminium 3-part background white fascia sign with 80mm returns at 229 High Street in Epping. The application was before the Committee as it had been submitted by or on behalf of a District Councillor and was related to the application that had been considered by the Committee under the previous agenda item.

The Committee noted the objections made to the application by both the Epping Society and Epping Town Council, as well as the objections from the Council's Conservation Officer. There were no public speakers registered for this application.

**Decision:**

(1) That Listed Building consent for application EPF/1800/21 at 229 High Street in Epping should be granted, subject to the following condition:

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

- Location Plan;
- Heritage Statement;
- Photograph of Abbots sign;
- Block Plan; and
- Illustrator drawing.

**28. ANY OTHER BUSINESS**

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

**29. EXCLUSION OF PUBLIC AND PRESS**

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

**CHAIRMAN**