

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee:	Area Planning Sub-Committee South	Date:	2 March 2022
Place:	Council Chamber - Civic Offices	Time:	7.00 - 9.22 pm
Members Present:	J Share-Bernia (Chairman), K Williamson (Vice-Chairman), R Baldwin, D Barlow, P Bhanot, R Brookes, R Jennings, J Jennings, A Lion, L Mead, S Murray, S Neville, C Nweke, A Patel, Caroline Pond, C C Pond, D Sunger and D Wixley		
Members Virtual Attendance:	K Rizvi		
Apologies:	S Heap, J Jogia, H Kauffman, M Owen, S Rackham and C Roberts		
Officers Present:	J Godden (Heritage, Enforcement & Landscaping Team Manager), J Leither (Democratic Services Officer) and S Mitchell (PR Website Editor)		
Officers Virtual Attendance:	G Courtney (Principal Planning Officer) and R Perrin (Democratic and Electoral Services Officer)		

95. 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.

96. MINUTES

RESOLVED:

That the minutes of the Sub-Committee held on 2 February 2022 be taken as read and signed by the Chairman as a correct record.

97. DECLARATIONS OF INTEREST

- a) Pursuant to the Council's Code of Member Conduct, Councillor S Murray declared a non-pecuniary interest in the following item of the agenda by virtue of one of the objectors being known to him. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:
 - EPF/1586/21 Formerly Land to the Rear of 33-37 Hillyfields, Loughton IG10 1BL
- b) Pursuant to the Council's Code of Member Conduct, Councillor S Murray declared a non-pecuniary interest in the following item of the agenda by virtue

of acknowledging emails sent to him by objectors. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2131/19 Land to the South of Chigwell Rise, Chigwell IG7 6BN

c) Pursuant to the Council's Code of Member Conduct, Councillor D Sunger declared a non-pecuniary interest in the following item of the agenda by virtue of acknowledging emails sent to him by objectors. The Councillor had determined that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/2131/19 Land to the South of Chigwell Rise, Chigwell IG7 6BN

d) Pursuant to the Council's Code of Member Conduct, Councillor P Bhanot declared a non-pecuniary interest in the following item of the agenda by virtue of the applicant and objectors being known to him,. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2131/19 Land to the South of Chigwell Rise, Chigwell IG7 6BN

e) Pursuant to the Council's Code of Member Conduct, Councillor A Patel declared a non-pecuniary interest in the following item of the agenda by virtue of one of the objectors being known to him. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2131/19 Land to the South of Chigwell Rise, Chigwell IG7 6BN

f) Pursuant to the Council's Code of Member Conduct, Councillor A Patel declared a non-pecuniary interest in the following item of the agenda by virtue of being a frequent visitor to a restaurant in the parade of shops. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2808/20 Rear of 75, 75A-C, 77 Quessns Road, Buckhurst Hill IG9 5BW

98. ANY OTHER BUSINESS

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

99. EPPING FOREST DISTRICT COUNCIL PLANNING POLICY BRIEFING NOTE (OCTOBER 2021)

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

100. SITE VISITS

Councillor C C Pond proposed a site visit for item 11 on the agenda, EPF/1586/21 – Rear of 75, 75A-C, 77 Queens Road, Buckhurst Hill IG9 5BW which was seconded by Councillor D Wixley.

AGREED:

That the Sub-Committee agreed in favour of a site visit.

101. PLANNING APPLICATION - EPF/2131/19 LAND TO THE SOUTH OF CHIGWELL RISE, IG7 6BN

APPLICATION No:	EPF/2131/19
SITE ADDRESS:	Land to the South of Chigwell Rise, IG7 6BN
PARISH:	Chigwell
APPLICANT:	Mr F Cheroomi
DESCRIPTION OF PROPOSAL:	Permission for use of site as a burial ground with associated landscaping, access improvements and ancillary storage and reception buildings. *** SAC Case now progressing with - New site plan showing changes to parking layout **
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=627893

REASONS

- 1 The proposal would cause unacceptable harm to the appearance and character of the landscape in this prominent and locally important site and is contrary to policies LL1 and LL2 of the adopted Local Plan and Alterations, policies SP 7 and DM 3 of the Submission Version Local Plan (2017), and the guidance contained within the National Planning Policy Framework.
- 2 Due to insufficient parking associated with the development, the proposal would cause increased parking stress in the area through the displacement of vehicles to surrounding roads and cause adverse impacts on highways safety, contrary to policies ST4 and ST6 of the adopted Local Plan and Alterations, policy T 1 of the Submission Version Local Plan (2017), and the guidance contained within the National Planning Policy Framework.
- 3 The drainage provisions of the development are insufficient to deal with drainage and run off on this site and onto surround sites contrary to policy U3B of the adopted Local Plan and Alterations, policy DM15 and DM16 of the Submission Version Local Plan (2017), and the guidance contained within the National Planning Policy Framework.

102. PLANNING APPLICATION - EPF/2808/20 REAR OF 75, 75A-C,77 QUEENS ROAD, BUCKHURST HILL IG9 5BW

APPLICATION No:	EPF/2808/20
SITE ADDRESS:	Rear of 75, 75a-c,77 Queens Road Buckhurst Hill IG9 5BW
PARISH:	Buckhurst Hill
APPLICANT:	Mr S Moore
DESCRIPTION OF PROPOSAL:	Demolition of structures to the rear of 75-77 Queens Road and erection of 8 new dwellings (Revised Scheme to EPF/2514/19).
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=645353

REASONS

- 1 The proposal would result in an inappropriate overdevelopment of the site and would result in unfavourable living conditions for the future occupants due to the lack of amenity space is contrary to policies DBE3, DBE5, DEB8, DBE9 and DBE 11 of the adopted Local Plan 1998 & 2006, Policy DM9 of the Local Plan Submission Version 2017, and Paragraphs 126 & 130 of the NPPF 2021.
- 2 The proposed development has an adverse visual impact on the neighbouring residential properties and would result in an unacceptable sense of enclosure for properties in Kings Avenue contrary to policies DBE2 and DBE9 of the adopted Local Plan 1998 & 2006, Policy DM9 of the Local Plan Submission Version 2017, and Paragraphs 126 & 130 of the NPPF 2021.

103. PLANNING APPLICATION - EPF/1586/21 FORMERLY LAND TO THE REAR OF 33-37 HILLYFIELDS, LOUGHTON IG10 2PT

APPLICATION No:	EPF/1586/21
SITE ADDRESS:	Highgrove Close Formerly land to the rear of 33-37 Hillyfields Loughton IG10 2PT
PARISH:	Loughton
APPLICANT:	Mr S Tappenden

DESCRIPTION OF PROPOSAL:	Construction of a 4 bedroom two storey dwelling with associated parking 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=653453

DEFERRED

For a Site Visit.

104. PLANNING APPLICATION - EPF/2083/21 14 BROOKLYN AVENUE, LOUGHTON IG10 1BL

APPLICATION No:	EPF/2083/21
SITE ADDRESS:	14 Brooklyn Avenue Loughton Essex IG10 1BL
PARISH:	Loughton
APPLICANT:	Ms Atwal
DESCRIPTION OF PROPOSAL:	Application for a proposed dormer windows & loft conversion.
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=655653

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: 1BGL/219, location plan
- 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.

105. PLANNING APPLICATION - EPF/2350/21 1 GRASMERE CLOSE, LOUGHTON IG10 1SL

APPLICATION No:	EPF/2350/21
SITE ADDRESS:	1 Grasmere Close Loughton IG10 1SL

PARISH:	Loughton
APPLICANT:	Mr Sukhbir Birak
DESCRIPTION OF PROPOSAL:	Conversion of existing garage into a habitable space involving minor alterations and ground and first floor side extensions
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=656873

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: 2107-GC-DR-A-05-100; 2107-GC-DR-A-03-100; 2107-GC-DR-A-02-100 Site Plan; 2107-GC-DR-A-02-100 Block Plan; 2107-GC-DR-A-05-200 Rev P4 ; 2107-GC-DR-A-03-200 Rev P4 ;
- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing dwelling house, unless otherwise agreed in writing by the Local Planning Authority.
- 4 Prior to first occupation of the extension hereby permitted the window(s) in the Northwest flank elevation(s) at first floor level, shall have been fitted with obscure glass with a minimum privacy level 3 obscurity, and no part of that/those window[s] that is less than 1.7 metres above the internal floor level of the room in which it is installed shall be capable of being opened. Once installed the obscure glass shall be retained thereafter.
- 5 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.

- 6 If any tree, shrub or hedge within the curtilage of the property is removed, uprooted or destroyed, dies, or becomes severely damaged or diseased during development activities or within 5 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. 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.

106. PLANNING APPLICATION - EPF/2990/21 17 HIGH ELMS, CHIGWELL IG7 6NF

APPLICATION No:	EPF/2990/21
SITE ADDRESS:	17 High Elms Chigwell IG7 6NF
PARISH:	Chigwell
APPLICANT:	Mrs. U. Chaudhary
DESCRIPTION OF PROPOSAL:	Single storey ground floor rear and side extensions.
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=659936

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 materials to be used in the construction of the external surfaces of the development hereby permitted shall match those in the existing building [or those specified on the approved plans, or those specified in the submitted application form.
- 3 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans:
Existing Ground Floor Plan 17HE-STR01
Existing Elevations D05
Existing Elevations D06
Existing Roof Plan D04
Proposed Ground Floor Plan Showing Structure Above 17HE-STR02
Proposed Ground Floor Plan Showing Ground Beams and Piles 17HE-STR03
Proposed Sections 17HE-STR04
Proposed Elevations D07 REV1
Proposed Elevations D08

Proposed Roof Plan D03
Proposed Details 01 17HE-STR05
Proposed Details 02 17HE-STR06
Proposed Details 03 17HE-STR07
Site Location Plan D12
Tree Protection Plan MWA TPP 01
Soft Landscaping Plan MWA SLP 01

- 4 Soft landscaping shall be implemented as shown on MWA Arboriculture 'Soft landscaping scheme' drawing reference MWA SLP 01 (dated 8th November 2021); and the accompanying planting schedule. The works shall be carried out prior to the occupation of the building or completion of the development. 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.
- 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. 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 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.
- 7 No preliminary ground works shall take place until foundation details have been submitted to the Local Planning Authority and approved in writing. The foundations shall consist of piles and an above ground beam design. Drawings submitted shall include cross sectional detail of pile and beam join and the location of piles in plan form. The development shall be carried out only in accordance with the approved documents.

CHAIRMAN