

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

**Committee:** Area Planning Sub-Committee      **Date:** 30 March 2022  
South

**Place:** Council Chamber - Civic Offices      **Time:** 7.00 - 8.45 pm

**Members Present:** K Williamson (Chairman), K Rizvi (Vice-Chairman), R Baldwin, P Bhanot, R Jennings, J Jennings, J Jogia, H Kauffman, A Lion, S Neville, C Nweke, A Patel, Caroline Pond, C C Pond, D Sunger and D Wixley

**Other Councillors:**

**Apologies:** J Share-Bernia, R Brookes, S Heap, L Mead, S Murray, M Owen, S Rackham and C Roberts

**Officers Present:** G Courtney (Planning Applications and Appeals Manager (Development Management)), J Leither (Democratic Services Officer), A Buckley (Higher Level Apprentice (Internal Communications)) and S Mitchell (PR Website Editor)

### **107. 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.

### **108. APPOINTMENT OF VICE CHAIRMAN**

In the absence of the Chairman Councillor J Share-Bernia, Councillor K Williamson assumed the role as Chairman and proposed that Councillor K Rizvi be appointed Vice Chairman for the duration of the meeting, which was seconded by Councillor D Sunger.

#### **AGREED:**

That Councillor K Rizvi be appointed Vice Chairman for the duration of the meeting.

### **109. MINUTES**

#### **RESOLVED:**

That the minutes of the Sub-Committee held on 02 March 2022 be taken as read and signed by the Chairman as a correct record subject to minute item 100, Site Visits, whereby Councillor Chris Pond asked for a site visit on item 11 of the agenda EPF/1586/21 Formerly Land to the Rear of 33-37 Hillyfields, Loughton IG10 2PT and not EPF/1586/21 – Rear of 75, 75A-C, 77 Queens Road, Buckhurst Hill IG9 5BW.

**110. DECLARATIONS OF INTEREST**

- a) Pursuant to the Council's Code of Member Conduct, Councillors S Neville and K Williamson declared a non-pecuniary interest in the following item of the agenda by virtue of the objector being known to them and they both declared that they had not discussed the application with anyone. The Councillors had determined that they would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2298/21 – Garages to the rear of 2-12 Station Way, Buckhurst Hill IG9 6LN

**111. ANY OTHER BUSINESS**

Councillor Chris Pond wished to raise a matter of urgency, due to the endemic IT difficulties the District Council had during this week, which he understood now to be resolved he had been notified of residents who had objected to planning applications which were in the pipeline and were worried that their objections would not have been received. Therefore I would like to ask the Principal Planning Officer whether or not he would confirm that the deadlines for commenting on planning applications had been extended to cover that outage.

Graham Courtney, Principal Planning Officer advised that the deadlines for commenting would be extended and that he would speak to the Business Support team to have something put on the Councils' website to that effect.

**112. 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](http://www.efdclocalplan.org/wpcontent/uploads/2018/03/Planning-Policy-Briefing-Note_Mar-2018.pdf)

**113. SITE VISITS**

Councillor B Jennings proposed a site visit for item 11 on the agenda, EPF/2374/21 – 20 Goldings Rise, Loughton IG10 2QP, which was seconded by Councillor C C Pond.

**AGREED:**

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

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

|                        |   |
|------------------------|---|
| <b>APPLICATION No:</b> | EPF/1586/21   |
| <b>SITE ADDRESS:</b>   | Highgrove Close<br>Formerly land to the rear of 33-37 Hillyfields<br>Loughton<br>IG10 2PT |
| <b>PARISH:</b>         | Loughton  |

|                                 |  |
|---------------------------------|--|
| <b>WARD:</b>                    | Loughton Fairmead<br><br>Loughton St Johns   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Construction of a 4 bedroom two storey dwelling with associated parking and landscaping. |
| <b>DECISION:</b>                | 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](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=653453)

### DEFERRED

To enable planning officers to discuss amending the roof design and to secure a street scene plan.

### 115. PLANNING APPLICATION - EPF/2298/21 GARAGES TO THE REAR OF 2-12 STATION WAY, STATION WAY, BUCKHURST HILL IG9 6LN

|                                 |  |
|---------------------------------|--|
| <b>APPLICATION No:</b>          | EPF/2298/21  |
| <b>SITE ADDRESS:</b>            | Garages to the rear of 2-12 Station Way<br>Station Way<br>Buckhurst Hill<br>IG9 6LN  |
| <b>PARISH:</b>                  | Buckhurst Hill   |
| <b>WARD:</b>                    | Buckhurst Hill East  |
| <b>DESCRIPTION OF PROPOSAL:</b> | Proposed development of 4 two storey terraced houses<br>- Proposed 4 new car parking spaces - Proposed landscaped access way |
| <b>DECISION:</b>                | 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=656635](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=656635)

### REASONS

- 1 The proposed development would be a cramped and inappropriate development out of character with the built form of the surrounding area, contrary to policy CP2, DBE1 and DBE5 of the adopted Local Plan and Alterations, policy DM 9 of the Submitted Version Local Plan (2017), and the guidance contained within the National Planning Policy Framework.
- 2 The proposed development would provide inadequate private amenity space for future residents, contrary to policy DBE8 of the adopted Local Plan and Alterations, policy DM 9 and DM 10 of the Submitted Version Local Plan (2017), and the guidance contained within the National Planning Policy Framework.

- 3 The proposal, due to the overall bulk and scale, roof design, and detailing, would be an incongruous development out of character with the character and appearance of the area, contrary to policy DBE1 of the adopted Local Plan and Alterations, policy CP2 and DM 9 and DM 10 of the Submitted Version Local Plan (2017), and the guidance contained within the National Planning Policy Framework.
- 4 The proposal would provide inadequate off-street parking provision that may lead to additional vehicle displacement onto the public highway, contrary to policy ST6 of the adopted Local Plan and Alterations, policy T 1 of the Submitted Version Local Plan (2017), and the guidance contained within the National Planning Policy Framework.
- 5 In the absence of a completed Section 106 planning obligation the proposed development fails to mitigate against the adverse impact that it will have on the Epping Forest Special Area for Conservation in terms of recreational pressure and air pollution. Failure to secure such mitigation is contrary to policies CP1 and CP6 of the adopted Local Plan 1998 & 2006, Policies DM2 and DM22 of the Local Plan Submission Version 2017, Paragraph 180 of the NPPF 2021, and the requirements of the Habitats Regulations 2017.

**Potential way forward: Fewer properties and/or single storey dwellings.**

**116. PLANNING APPLICATION - EPF/2374/21 20 GOLDINGS RISE, LOUGHTON IG10 2QP**

|                                 |  |
|---------------------------------|--|
| <b>APPLICATION No:</b>          | EPF/2374/21  |
| <b>SITE ADDRESS:</b>            | 20 Goldings Rise<br>Loughton<br>IG10 2QP   |
| <b>PARISH:</b>                  | Loughton   |
| <b>WARD:</b>                    | Loughton St Johns  |
| <b>DESCRIPTION OF PROPOSAL:</b> | Proposed remodelling of existing facade using existing levels and roof remodelling to adapt proposed hip to gable style roof extension |
| <b>DECISION:</b>                | 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=656955](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=656955)

**DEFERRED**

For site visit

**117. PLANNING APPLICATION - EPF/2607/21 WAYBACK, 179 LAMBOURNE ROAD, CHIGWELL IG7 6JU**

|                        |             |
|------------------------|-------------|
| <b>APPLICATION No:</b> | EPF/2607/21 |
| <b>SITE ADDRESS:</b>   | Wayback     |

|                                 |  |
|---------------------------------|--|
|                                 | 179 Lambourne Road<br>Chigwell<br>IG7 6JU  |
| <b>PARISH:</b>                  | Chigwell   |
| <b>WARD:</b>                    | Chigwell Row   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Demolition of existing dwelling and erection of replacement dwelling and ancillary garden outbuilding. |
| <b>DECISION:</b>                | 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=658134](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=658134)

### REASONS

- 1 The proposed new dwelling would appear as an alien and incongruous building in relation to its surroundings and the wider setting of the adjacent Grade II listed building, contrary to policies CP2 and DBE1 of the adopted Local Plan and Alterations, policies DM 9 and DM 10 of the Submission Version Local Plan (2017), and the guidance contained within the National Planning Policy Framework.
- 2 The proposed dwelling, due to its scale in relation to its plot size, would result in an cramped and overdeveloped site, contrary to policies CP2 and DBE1 of the adopted Local Plan and Alterations, policies DM 9 and DM 10 of the Submission Version Local Plan (2017), and the guidance contained within the National Planning Policy Framework.
- 3 The proposal, due to a lack of soft landscaping, fails to lay out its grounds sympathetic to the surrounding area in which it is situated, which is detrimental to the overall character and appearance of the area, contrary to policies CP2, DBE1 and LL11 of the adopted Local Plan and Alterations, policies DM 3, DM 9 and DM 10 of the Submission Version Local Plan (2017), and the guidance contained within the National Planning Policy Framework.

**Potential way forward: Reduce the scale of the development and amend the design to respect the surrounding area.**

### 118. PLANNING APPLICATION - EPF/3283/21 MINDRUM, NURSERY ROAD, LOUGHTON IG10 4EA

|                        |   |
|------------------------|---|
| <b>APPLICATION No:</b> | EPF/3283/21                                     |
| <b>SITE ADDRESS:</b>   | Mindrum<br>Nursery Road<br>Loughton<br>IG10 4EA |
| <b>PARISH:</b>         | Loughton  |
| <b>WARD:</b>           | Loughton Forest                                 |

|                                 |  |
|---------------------------------|--|
| <b>DESCRIPTION OF PROPOSAL:</b> | Demolition of the existing conservatory, replace with single storey rear extension with minor actions to dormer windows. |
| <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=661277](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=661277)

## 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: 389-EX-01; 389-EX-02; 389-EX-03; 389-PL-01; 389-PL-02; 389-PL-03; 389- PL-04; 389-PL-05;
- 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 [or those specified on the approved plans.
- 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 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.
- 6 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.
- 7 Tree protection shall be installed as shown on Moore Partners Ltd "Tree Constraints and Protection Plan' drawing number 'MP/MIN/01 Rev A' (dated 3rd December 2021) prior to the commencement of development activities (including any demolition). The methodology for development (including Arboricultural supervision) shall be undertaken in accordance with the submitted Tree Survey/ Arboricultural Method Statement reports.

**CHAIRMAN**