

## **EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Planning Sub-Committee **Date:** Wednesday, 27 April 2022  
South

**Place:** Council Chamber, Civic Offices, **Time:** 7.00 - 8.40 pm  
High Street, Epping

**Members Present:** Councillors K Williamson (Vice-Chairman, in the Chair), R Baldwin, R Brookes, S Heap, R Jennings, J Jennings, J Jogia, H Kauffman, L Mead, S Murray, C Nweke, Caroline Pond, C C Pond and D Wixley

**Members Present (Virtually):** Councillors P Bhanot and K Rizvi

**Apologies:** J Share-Bernia, A Lion, S Neville, M Owen, S Rackham, C Roberts and D Sunger

**Officers Present:** G Courtney (Planning Applications and Appeals Manager (Development Management)), V Messenger (Democratic Services Officer) and R Moreton (Corporate Communications Officer)

**Officers Present (Virtually):** J Leither (Democratic Services Officer)

### **119. 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.

### **120. Declarations of Interest**

(a) Pursuant to the Council's Members' Code of Conduct, Councillor L Mead declared a non-pecuniary interest in the following item of the agenda by virtue living near to the site. The Councillor had determined that she would leave the meeting for the consideration of the application and voting thereon:

- EPF/2374/21 – 20 Goldings Rise, Loughton IG10 2QP

(b) Pursuant to the Council's Members' Code of Conduct, Councillor S Heap declared a non-pecuniary interest in the following item of the agenda by virtue of having called-in the application and having met the applicant. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0138/22 – 88 Princes Road, Buckhurst Hill IG9 5DZ

(c) Pursuant to the Council's Members' Code of Conduct, Councillor S Murray declared a non-pecuniary interest in the following item by virtue of knowing one of the registered speakers whose son attended Roding Valley High School. The Councillor

had determined that he would remain in the meeting for the consideration of the application and voting thereon.

- EPF/1586/21 – Highgrove Close, Formerly land to the rear of 33-37 Hillyfields, Loughton IG10 2PT

#### 121. Minutes

##### RESOLVED:

That the minutes of the Sub-Committee held on 30 March 2022 be taken as read and signed by the Chairman as a correct record.

#### 122. Any Other Business

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

#### 123. Epping Forest District Council Planning Policy Briefing Note (October 2021)

It was noted that the Planning Policy Briefing Note (October 2021) was available at: <https://www.eppingforestdc.gov.uk/wp-content/uploads/2021/10/Planning-Policy-Briefing-Note-06-October-2021-accessible.pdf>

#### 124. Site Visits

Councillor C C Pond proposed a site visit for agenda item 12, EPF/2619/21 – Albany Stud Farm Epping New Road, Buckhurst Hill IG9 5UA, which was seconded by Councillor S Murray, so this item was deferred to the next meeting.

#### 125. Planning Application - EPF/0463/20 Land East of 19 Orchard Way, Chigwell IG7 6EE

<b>APPLICATION No:</b>	EPF/0463/20
<b>SITE ADDRESS:</b>	Land East of 19 Orchard Way Chigwell IG7 6EE
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Row
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of a three storey building to provide 2 x 2 bedroom semi-detached houses with associated car parking, Amenity space and landscaping (Revision of EPF/ 0868/19).
<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=634159](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=634159)

#### REASONS

- 1 The proposal, due to the change of use to residential garden, introduction of additional residential paraphernalia, and the urbanisation effect, would represent inappropriate development in the Green Belt and would result in a loss of openness for which no case of very special circumstances has been advanced to outweigh the identified harm. The proposal is therefore contrary to policy GB2A of the Local Plan (1998/2006), policy DM 4 of the Submission Version of the Local Plan (2017) and the National Planning Policy Framework (2019).
- 2 In the absence of a completed 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 DM 2 and DM 22 of the Local Plan Submission Version 2017, Paragraph 180 of the NPPF 2021, and the requirements of the Habitats Regulations 2017.

**No Way Forward offered.**

**126. 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 Formerly land to the rear of 33-37 Hillyfields Loughton IG10 2PT
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Fairmead  Loughton St Johns
<b>DESCRIPTION OF PROPOSAL:</b>	Construction of a 4 bedroom two storey dwelling with associated parking and landscaping.
<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=653453](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=653453)

**REASONS**

- 1 The proposed dwelling, by reason of the siting adjacent to the rear garden boundaries of properties in Coteford Close, would appear excessively overbearing and dominant when seen from those gardens and will cause addition stress on the adjacent Willow Tree and the existing retaining wall. As such, this would result in an unacceptable degree of harm to the living conditions of adjoining residents, contrary to policies DBE2 and DBE9 of the adopted Local Plan and Alterations, policies DM 9 and DM 10 of the Local Plan Submission Version (2017), and with the National Planning Policy Framework.

- 2 The application does not provide sufficient information to satisfy the Council, as competent authority, that the proposed development will not adversely affect the integrity of the Epping Forest Special Area for Conservation and there are no alternative solutions or imperative reasons of overriding public interest why the proposed development should be permitted. In the absence of such evidence, and of a completed Section 106 planning obligation 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, the proposed development is contrary to policies CP1, CP6 and NC1 of the Epping Forest Local Plan (1998) and Alterations (2006), policies DM 2 and DM 22 of the Epping Forest District Local Plan Submission Version 2017, Paragraph 180 of the NPPF 2021, and the requirements of the Habitats Regulations 2017.

**No Way Forward offered.**

**127. 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 Loughton 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>	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=656955](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=656955)

**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:

Location Plan BD-191101 A; Location Plan BD-191102 A; Existing Floor Plans BD-191101 A; Proposed Floor Plans BD-191102 A; Existing Roof Plan BD-191103 A; Proposed Roof Plan BD-191104 B; Existing Front Elevation BD-191105 A; BD-191106 A; Existing Front Elevation BD-191109 A; Proposed Front Elevation BD-191107 B; BD-191108 B; Existing Rear Elevation BD-191109 A; Proposed Rear Elevation BD-

191110 B; Existing Side Elevation BD-191111 A; Proposed Side Elevation BD-191112 B; Existing Section BD-191113 A; Proposed Section BD-191114 A.

- 3 Prior to any above ground works, 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 Prior to first occupation of the extension hereby permitted the windows in the flank elevations at first floor level and above, shall have been fitted with obscure glass with a minimum privacy level 3 obscurity, and no part of those windows 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 Prior to the commencement of the roof extension hereby approved, a scheme for the retention and upgrading of the boundary hedge, and in particular of the cherry laurel, shall be submitted to and approved in writing by the Local Planning Authority. The approved retention and upgrading works shall be carried out in accordance with the approved details and at the agreed times.

**128. Planning Application - EPF/2619/21 Albany Stud Farm, Epping New Road, Buckhurst Hill IG9 5UA**

<b>APPLICATION No:</b>	EPF/2619/21
<b>SITE ADDRESS:</b>	Albany Stud Farm Epping New Road Buckhurst Hill IG9 5UA
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>APPLICANT:</b>	Mr Baljit Virk
<b>DESCRIPTION OF PROPOSAL:</b>	Replacement dwelling and associated works, including security hut & access road.
<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=658214](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=658214)

**Deferred for a site visit.**

**129. Planning Application - EPF/0138/22 88 Princes Road, Buckhurst Hill IG9 5DZ**

<b>APPLICATION No:</b>	EPF/0138/22
<b>SITE ADDRESS:</b>	88 Princes Road Buckhurst Hill IG9 5DZ
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed rear dormer extension and main roof alterations.
<b>DECISION:</b>	Granted 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=662175](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=662175)

**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: 1M; 2M; 3M; 4M; 5M; 6M.
- 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, or those specified in the submitted application form.
- 4 The proposed new roof light shall be of the conservation type and shall be installed so that it is not any higher than the surrounding roof tiles.

**130. Planning Application - EPF/0163/22 31 Scotland Road, Buckhurst Hill IG9 5NP**

<b>APPLICATION No:</b>	EPF/0163/22
<b>SITE ADDRESS:</b>	31 Scotland Road Buckhurst Hill IG9 5NP
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed front porch, replacement of existing single storey rear roof (from pitched to flat).

<b>DECISION:</b>	Withdrawn from Agenda
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**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=662297](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=662297)

**Withdrawn from agenda and decision granted with conditions under delegated powers.**

**CHAIRMAN**