

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** Wednesday, 6 July 2022
South

Place: Council Chamber, Civic Offices, **Time:** 7.00 - 9.15 pm
High Street, Epping

Members Present: Councillors K Williamson (Chairman), S Patel (Vice-Chairman), I Allgood, R Baldwin, P Bhanot, R Brookes, S Heap, R Jennings, J Jennings, J Jogia, H Kauffman, A Lion, S Murray, M Owen, A Patel, Caroline Pond, C C Pond, K Rizvi and D Sunger

Members Present (Virtually): Councillors L Mead and C Nweke

Apologies: E Gabbett and D Wixley

Officers Present: G Courtney (Planning Applications and Appeals Manager (Development Management)), V Messenger (Democratic Services Officer) and S Mitchell (PR Website Editor)

Officers Present (Virtually): C Ahmet (Planning Officer), A Marx (Development Manager Service Manager (Planning)), M Rahman (Planning Officer) and J Leither (Democratic Services Officer)

14. 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.

15. DECLARATIONS OF INTEREST

a) Pursuant to the Council's Members' Code of Conduct, Councillor A Patel declared a non-pecuniary interest in the following item of the agenda by virtue of knowing the applicant. The property was also situated opposite the Conservative Association offices, but he was not a trustee of the association. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2848/19 – 117 High Road, Loughton IG10 4JA

16. MINUTES

Councillor C C Pond drew members attention to the decision of EPF/2502/20 – Land and garages Chequers Road Site B, Loughton IG10 3QF (Minute no 9) that had been recorded as, "Deferred to DDMC". However, at the meeting a motion was moved to refuse the application, which was agreed by the Committee and then referred to DDMC. Therefore, the decision should read as, "Deferred to DDMC with the opinion that it should be refused", which was agreed.

RESOLVED:

That the minutes of the Sub-Committee held on 8 June 2022 be taken as read and signed by the Chairman as a correct record.

17. ANY OTHER BUSINESS

Councillor C C Pond drew members attention to the revised method of providing planning information in the Weekly List and other lists, such as the Decision List. The Decision List published on 6 July 2022, was completely unusable because there was no way of assembling the data, so that you could tell which applications were refused and which were approved with conditions. He suggested an informal meeting could be arranged with Planning to find a solution as it had to be useful to Members and the Planning officers. The Chairman supported this but, as it was not a matter for this committee, it should be discussed at the Joint Meeting of Development Management Chairmen and Vice-Chairmen.

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

It was noted that the Epping Forest District Council Planning Policy Briefing note was available at:

<https://www.eppingforestdc.gov.uk/wp-content/uploads/2021/10/Planning-Policy-Briefing-Note-06-October-2021-accessible.pdf>

19. SITE VISITS

The following two site visits were agreed by the Committee.

Councillor C C Pond proposed a site visit for agenda item EPF/2948/19, 117 High Road, Loughton IG10 4JA, which was seconded by Councillor R Baldwin, so this item was deferred to the next meeting.

Councillor A Lion proposed a site visit for agenda item EPF/0172/21, 5 Grange Crescent, Chigwell IG7 6AL, which was seconded by Councillor C C Pond, so this item was deferred to the next meeting.

20. PLANNING APPLICATION - EPF/2787/21 172 MANOR ROAD, CHIGWELL IG7 5PX

The Committee agreed to bring forward this item following a request by the applicant's agent because of the lengthy distance travelled to attend the meeting.

APPLICATION No:	EPF/2787/21
SITE ADDRESS:	172 Manor Road Chigwell IG7 5PX
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Extension to form x2 no. additional apartments, with associated parking, cycles, refuse & landscaping with access taken from Mount Pleasant Road.
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=659024

REASONS

- 1 The proposed building, by reason of its scale, bulk, mass, and form, constitutes an inappropriate form of overdevelopment in the context of the site and its surroundings. The building would be visually prominent and would be detrimental to the character and appearance of the area, contrary to policies CP2, CP7, DBE1, DBE2, DBE3 and DBE9 of the adopted Local Plan and Alterations, policies DM 9 and DM 10 of the Local Plan Submission Version (2017), and the NPPF.
- 2 The proposal would result in the loss of existing amenity space for occupiers of the existing site, contrary to policies DBE8 of the Adopted Local Plan (1998/2006) and policy DM 9 (High Quality Design) of the Local Plan Submission Version 2017.
- 3 The proposed development would result in insufficient parking provision to serve the proposed development as well as the existing property on the site, contrary to policy ST6 of the adopted Local Plan, T 1 of the Submission Version Local Plan (2017), and the NPPF.
- 4 In the absence of a completed s106 planning obligation the proposed development fails to mitigate against the adverse impact that it will have on the Epping Forest Special Area of Conservation in terms of recreational pressure and air pollution. Failure to secure such mitigation is contrary to Policy CP1 and CP6 of the Epping Forest Local Plan, Policies DM 2 and DM 22 of the Epping Forest District Local Plan Submission Version 2017 and the requirements of the Habitats Regulations 2017.

21. PLANNING APPLICATION - EPF/2948/19 117 HIGH ROAD, LOUGHTON IG10 4JA

APPLICATION No:	EPF/2948/19
SITE ADDRESS:	117 High Road Loughton Essex IG10 4JA
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Proposed conversion of an existing dwelling to incorporate x3 no. two bedroom flats. Proposed rear extension to the existing property x1 no. two bedroom flats, x1 no. three bedroom flat & x1 no. one bedroom flat. Provision of x6 no. car parking spaces with a disabled bay, cycle & bin stores. ** SAC CASE HELD IN ABEYANCE NOW PROGRESSING**
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=631054

DEFERRED FOR SITE VISIT.

22. **PLANNING APPLICATION - EPF/2472/20 91 QUEENS ROAD, BUCKHURST HILL IG9 5BW**

APPLICATION No:	EPF/2472/20
SITE ADDRESS:	91 Queens Road Buckhurst Hill IG9 5BW
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Proposed demolition of the existing dwelling and the construction of a semi-detached pair of dwellings. **SAC CASE NOW PROGRESSING**
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=643875

DEFERRED – for further consideration on possible historic merit of the existing dwelling.

23. **PLANNING APPLICATION - EPF/0172/21 5 GRANGE CRESCENT, CHIGWELL IG7 5JB**

APPLICATION No:	EPF/0172/21
SITE ADDRESS:	5 Grange Crescent Chigwell IG7 5JB
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Outline application for demolition of the existing dwellinghouse and its replacement with a new build to provide 5 new flats (Revised scheme to EPF/1146/20). **SAC CASE NOW PROGRESSING**
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=647293

DEFERRED FOR SITE VISIT.

24. PLANNING APPLICATION - EPF/0212/21 10 BARNCROFT GREEN, LOUGHTON IG10 3ET

APPLICATION No:	EPF/0212/21
SITE ADDRESS:	10 Barncroft Green Loughton IG10 3ET
PARISH:	Loughton
WARD:	Loughton Roding
DESCRIPTION OF PROPOSAL:	Proposed new dwelling and alterations to fenestration on existing house. **SAC CASE NOW PROGRESSING**
DECISION:	Grant Permission (With Conditions) 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=647521

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: D01, D02, D03, D04, D05, D06, D07, D08, D09, D10, D11, D12, D13, and D14.
- 3
 - A) No work on any phase of the development (with the exception of demolition works where this is for the reason of making areas of the site available for site investigation), shall commence until an assessment of the risks posed by any contamination within that phase shall have been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of Potentially Contaminated Sites - Code of Practice and the Environment Agency's Guidelines for the Land Contamination: Risk Management (LCRM 2020) (or equivalent if replaced), and shall assess any contamination on the site, whether or not it originates on the site. The development shall only be carried out in accordance with the approved details unless the Local Planning Authority gives its written consent to any variation. The assessment shall include: (1) A survey of the extent, scale and nature of contamination and (2) An assessment of the potential risks to: human health; property (existing or proposed) including buildings, crops, livestock, pets, woodland, service lines and pipes; adjoining land; groundwater and surface waters; ecological systems; and archaeological sites and ancient monuments.
 - B) If following the risk assessment unacceptable risks are identified from land affected by contamination in that phase, no work on any phase of the development shall take place, until a detailed land remediation scheme has been completed. The scheme will be submitted to and approved in writing by the local planning authority. The

scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. (The remediation scheme shall be sufficiently detailed and thorough to ensure that after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990). The development shall only be carried out in accordance with the approved scheme. Following the completion of the remediation works and prior to the first occupation of the development, a verification report by a suitably qualified contaminated land practitioner shall be submitted to and approved in writing by the local planning authority.

- 4 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 the approved details, and shall be provided on site prior to the first occupation and shall be retained for the lifetime of the development.
- 5 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. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of the building or completion of the development, whichever is the sooner. 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.
- 6 Prior to any above groundworks, details and location of the parking spaces (including garages) equipped with active Electric Vehicle Charging Point(s) shall have been submitted to and approved in writing with the Local Planning Authority (LPA), unless otherwise agreed in writing with the LPA. The installation of EVCP shall be completed in accordance with the approved details and made operational prior to first occupation. The details must include details as follows:
 - Location of active charging infrastructure; and
 - Specification of charging equipment to be used.

- 7 Prior to any above groundworks, a strategy to facilitate super-fast broadband for future occupants of the site shall have been submitted to and approved in writing by the Local Planning Authority (LPA). 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 LPA 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.
- 8 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.
- 9 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.
- 10 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those in the existing building (10 Bancroft Green), except those specified in the submitted application form.
- 11 Wheel washing or other cleaning facilities 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.
- 12 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.
- 13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any other order revoking and re-enacting that order) no development permitted by virtue of Classes A, AA, B, D & E of Part 1 to schedule 2 shall be undertaken, without the prior written agreement of the Local Planning Authority.
- 14 Prior to the first occupation of the development, the Developer shall be responsible for the provision, implementation and distribution of a Residential Travel information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator. This pack (including tickets) shall be provided by the Developer to the residents of the new dwelling free of charge.

25. PLANNING APPLICATION - EPF/0235/21 4A ALBERT ROAD, BUCKHURST HILL IG9 6EH

APPLICATION No:	EPF/0235/21
SITE ADDRESS:	4 A Albert Road Buckhurst Hill IG9 6EH
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Proposed additional dwelling. **SAC CASE NOW PROGRESSING**
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=647636

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: 2708.3, 2708.4, 2708.5, and 2708.6.
- 3 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 the approved details, and shall be provided on site prior to the first occupation and shall be retained for the lifetime of the development.
- 4 Prior to any above groundworks, details and location of the parking spaces (including garages) equipped with active Electric Vehicle Charging Point(s) shall have been submitted to and approved in writing with the Local Planning Authority (LPA), unless otherwise agreed in writing with the LPA. The installation of EVCP shall be completed in accordance with the approved details and made operational prior to first occupation. The details must include details as follows:
 - Location of active charging infrastructure; and
 - Specification of charging equipment to be used.
- 5 Prior to any above groundworks, a strategy to facilitate super-fast broadband for future occupants of the site shall have been submitted to and approved in writing by the Local Planning Authority (LPA). 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 LPA 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.

- 6 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.
- 7 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.
- 8 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those in the existing building (4A Albert Road).
- 9 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site. Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the local planning authority contacted and a scheme to investigate the risks and/or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the local planning authority prior to the recommencement of development works. In such instances, following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.
- 10 Wheel washing or other cleaning facilities 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.
- 11 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.
- 12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any other order revoking and re-enacting that order) no development permitted by virtue of Classes A, AA, B, D & E of Part 1 to schedule 2 shall be undertaken, without the prior written agreement of the Local Planning Authority.

- 13 Prior to the first occupation of the development, the Developer shall be responsible for the provision, implementation and distribution of a Residential Travel information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator. This packs (including tickets) shall be provided by the Developer to the residents of the new dwelling free of charge.

26. PLANNING APPLICATION - EPF/2079/21 19 GREAT OWL ROAD, CHIGWELL IG7 6AL

APPLICATION No:	EPF/2079/21
SITE ADDRESS:	19 Great Owl Road Chigwell IG7 6AL
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Proposed double storey front/side extension/single storey, part double storey rear extension/alteration to the existing roof & new brick slip finish to the existing wall.
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=655597

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:
- 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.
- 4 Access to the flat roof over the single storey 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 Prior to first occupation of the extension hereby permitted the window(s) in the flank elevation(s) at first floor level and above, shall have been fitted with obscure glass with a minimum privacy level 3 obscurity. Once installed the obscure glass shall be retained thereafter.

27. **PLANNING APPLICATION - EPF/3043/21 7 CHIGWELL PARK, CHIGWELL IG7 5BE**

APPLICATION No:	EPF/3043/21
SITE ADDRESS:	7 Chigwell Park Chigwell IG7 5BE
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Erection of an outbuilding for use as a home gym.
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=660239

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: JP028; 00, 01B, 02B, 03B, 04B, 05B, 06B, 07B
- 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.
- 4 The building hereby permitted shall only be used for purposes incidental to the residential use of the main dwelling, and shall not be used for any primary residential accommodation.
- 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 Prior to any above ground works, including tree removal, a landscaping scheme shall be submitted to the Local Planning Authority and approved in writing. The landscape scheme shall be carried out in accordance with the approved details.

CHAIRMAN