

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

<b>Committee:</b>	Area Planning Sub-Committee South	<b>Date:</b>	Wednesday, 28 September 2022
<b>Place:</b>	Council Chamber, Civic Offices, High Street, Epping	<b>Time:</b>	7.00 - 8.25 pm
<b>Members Present:</b>	Councillors S Patel, I Allgood, R Baldwin, E Gabbett, J Jogia, H Kauffman, A Lion, L Mead, M Owen, Caroline Pond, C C Pond, K Rizvi, D Sunger and D Wixley		
<b>Members Present (Virtually):</b>	Councillors S Heap		
<b>Apologies:</b>	K Williamson, R Brookes, R Jennings, J Jennings, S Murray and A Patel		
<b>Officers Present:</b>	G Courtney (Planning Applications and Appeals Manager (Development Management)), R Perrin (Democratic and Electoral Services Officer) and A Buckley (Higher Level Apprentice (Internal Communications))		
<b>Officers Present (Virtually):</b>	J Leither (Democratic Services Officer)		

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### **56. 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.

### **57. DECLARATIONS OF INTEREST**

- a) Pursuant to the Council's Members' Code of Conduct, Councillors A Lion and K Rizvi declared a non-pecuniary interest in the following item of the agenda by virtue of knowing the neighbour to the rear of the application. The Councillors had determined that they would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2954/21 – 1 Grange Crescent, Chigwell, IG7 5JB

### **58. MINUTES**

#### **RESOLVED:**

That the minutes of the Sub-Committee held on 31 August 2022 be taken as read and signed by the Chairman as a correct record.

### **59. ANY OTHER BUSINESS**

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

**60. 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>

**61. SITE VISITS**

There were no formal site visits requested by the Sub-Committee.

**62. PLANNING APPLICATION - EPF/0935/20 UNIT 20, OAKWOOD HILL INDUSTRIAL ESTATE, LOUGHTON IG10 3TZ**

**Application Ref:** EPF/0935/20

**Application Type:** Full planning permission

**Case Officer:** Marie-Claire Tovey

**Site Address:** Unit 20

Oakwood Hill Industrial Estate

Loughton

IG10 3TZ

**Proposal:** Proposed new 4 storey office building and associated parking.\*\*  
SAC CASE HELD IN ABEYANCE NOW PROGRESSING\*\*

**Ward:** Loughton Alderton

**Parish:** Loughton

**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000Ny8c>

**Decision:** Deferred

Due to issues coming to light with regards to land ownership, this application was not discussed and instead will be presented to a future District Development Management Committee”.

**63. PLANNING APPLICATION - EPF/2954/21 1 GRANGE CRESCENT, CHIGWELL IG7 5JB**

**Application Ref:** EPF/2954/21

**Application Type:** Householder planning permission

**Case Officer:** Muhammad Rahman

**Site Address:** 1 Grange Crescent

Chigwell

IG7 5JB

**Proposal:** Application for Variation of Condition 2 for EPF/2061/20. (Double side, double rear extension with alteration to the roof).

**Ward:** Grange Hill

**Parish:** Chigwell

**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000NxIY>

**Decision:** Refused

**Reasons:** (2)

- 1 The proposed inset balcony would result in significant and unacceptable levels of overlooking and loss of privacy to neighbouring properties, contrary to policy

DBE9 of the Adopted Local Plan and Alterations, policy DM 9 of the Submission Version Local Plan (2017), and the guidance contained within the National Planning Policy Framework.

- 2 The proposed inset dormer window would be an incongruous addition detrimental to the character and appearance of the dwelling and the surrounding area, contrary to policy DBE10 of the Adopted Local Plan and Alterations, policy DM 9 of the Submission Version Local Plan (2017), and the guidance contained within the National Planning Policy Framework.

**Informatives: (2)**

- 3 The Local Planning Authority has identified matters of concern within the officer's report and clearly set out the reason(s) for refusal within the decision notice. The Local Planning Authority is willing to provide post-application advice in respect of any future application for a revised development.
- 4 This decision is made with reference to the following plan numbers: 01 OS 01, 01 PA 02, 01 HH 03, 01 B 01, and 01 MA 03 Rev 4.

**64. PLANNING APPLICATION - EPF/0236/22 76 ALGERS ROAD, LOUGHTON IG10 4NF**

**Application Ref:** EPF/0236/22

**Application Type:** Full planning permission

**Case Officer:** Marie-Claire Tovey

**Site Address:** 76 Algiers Road  
Loughton  
Essex  
IG10 4NF

**Proposal:** Demolition of existing dwelling & replacement with a new building containing x6 no. flats (Revision to refused application EPF/0861/21).

**Ward:** Loughton Forest

**Parish:** Loughton

**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000NyR4>

**Decision:** Refused

**Reason: (1)**

- 1 Due to the sixfold increase in the number of dwellings proposed, the Council as Competent Authority cannot be certain that harm will not be caused to the Epping Forest Special Area of Conservation, contrary to policy NC1 of the adopted Local Plan and Alterations, policies DM2 and DM22 of the Submission Version Local Plan (2017), the Habitats Regulations 2017, and the Holohan Judgment.

**Informatives: (2)**

- 2 The Local Planning Authority has identified matters of concern within the

officer's report and clearly set out the reason(s) for refusal within the decision notice. The Local Planning Authority is willing to provide post-application advice in respect of any future application for a revised development.

- 3 This decision is made with reference to the following plan numbers: 2022.AR.SP.P 3930/01 1653/01 Rev A 2631.3 2631.4 2613.5 2631.6 2631.7 334-EX-01

#### 65. PLANNING APPLICATION - EPF/0821/22 5 WELLFIELDS, LOUGHTON IG10 1PB

**Application Ref:** EPF/0821/22  
**Application Type:** Full planning permission  
**Case Officer:** Alastair Prince  
**Site Address:** 5 Wellfields  
 Loughton  
 Essex  
 IG10 1PB  
**Proposal:** Proposed improvements and extensions.  
**Ward:** Loughton St. Mary's  
**Parish:** Loughton  
**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000Nyzm>  
**Decision:** Approve with Conditions

#### **Conditions: (5)**

- 1 The development hereby permitted shall begin not later than three years from the date of this decision.  
  
 Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans: 2322-500.1, 2339; 100.1, 200.1/A, 202.1/A  
  
 Reason: For the avoidance of doubt and to ensure the proposal is built in accordance with the approved plans.
- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.  
  
 Reason: To ensure a satisfactory appearance in the interests of visual amenity of the area, in accordance with policy DBE10 of the adopted Local Plan 1998 & 2006, and Policy DM9 of the Local Plan Submission Version 2017, and the NPPF.
- 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.

Reason: To safeguard the privacy of adjacent properties, in accordance with policy DBE9 of the adopted Local Plan and Alterations 1998 & 2006, policy DM9 of the Local Plan Submission Version 2017, and the NPPF.

- 5 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 extensions permitted by virtue of Class A, B or D of Part 1 to schedule 2 shall be undertaken, without the prior written agreement of the Local Planning Authority.

Reason: To prevent further encroachment into the garden and unacceptable additions, in accordance with policy DBE9 and DBE10 of the adopted Local Plan 1998 & 2006, Policy DM 9 of the Local Plan Submission Version 2017, and the NPPF.

**Informatives: (1)**

- 6 The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

**66. PLANNING APPLICATION - EPF/0885/22 51 ALGERS ROAD, LOUGHTON IG10 4NF**

**Application Ref:** EPF/0885/22

**Application Type:** Householder planning permission

**Case Officer:** Muhammad Rahman

**Site Address:** 51 Algers Road  
Loughton  
Essex  
IG10 4NF

**Proposal:** The proposal is for alterations to the roof, front garage door and first floor side extension.

**Ward:** Loughton Forest

**Parish:** Loughton

**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000NzAk>

**Decision:** Refused

**Reasons: (3)**

- 1 The first floor storey side extension would not be sufficiently subservient to the main dwelling, resulting in a partial terracing effect that would harm the openness and spacing of this small street scene and be detrimental to the overall character and appearance of the area, contrary to policy DBE10 of the Adopted Local Plan

and Alterations, Policy DM 9 of the Submission Version Local Plan (2017), and the guidance contained within the National Planning Policy Framework.

- 2 The proposed rear dormer, due to the use of zinc cladding, would result in an alien feature to this period property harmful to the character and appearance of the dwelling and wider area, contrary to policy DBE10 of the Adopted Local Plan and Alterations, Policy DM 9 of the Submission Version Local Plan (2017), and the guidance contained within the National Planning Policy Framework.
- 3 The proposed first floor side extension would cause a loss of amenity to the neighbouring residents at number 49 Algiers Road due to its overbearing impact, loss of privacy, and loss of light to the existing flank window, contrary to Policy DBE9 of the Adopted Local Plan and Alterations, Policy DM 9 of the Submission Version Local Plan (2017), and the guidance contained within the National Planning Policy Framework.

**Informatives: (2)**

- 4 The Local Planning Authority has identified matters of concern within the officer's report and clearly set out the reason(s) for refusal within the decision notice. The Local Planning Authority is willing to provide post-application advice in respect of any future application for a revised development
- 5 This decision is made with reference to the following plan numbers: 0-01, 0-02, 0-03, 0-10, 0-11, 0-12, 1-02, 1-03, 1-10, 1-11, and 1-12.

**67. PLANNING APPLICATION - EPF/1084/22 213 HIGH ROAD, CHIGWELL IG7 5BJ**

**Application Ref:** EPF/1084/22  
**Application Type:** Full planning permission  
**Case Officer:** Mohinder Bagry  
**Site Address:** 213 High Road  
 Chigwell  
 Essex  
 IG7 5BJ

**Proposal:** Proposed 3.0m ground floor single storey extension to rear of property with roof lantern Proposed 3.0m two-storey (Basement & Ground Floor Extension) to rear of property with roof lantern (Revised application to EPF/0141/22)

**Ward:** Chigwell Village  
**Parish:** Chigwell  
**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000NzKA>  
**Decision:** Approve with Conditions  
**Conditions: (3)**

- 1 The development hereby permitted shall begin not later than three years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.

Reason: To ensure a satisfactory appearance in the interests of visual amenity of the area, in accordance with policy DBE10 of the adopted Local Plan 1998 & 2006, and Policy DM9 of the Local Plan Submission Version 2017, and the NPPF.

- 3 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.

Reason: To safeguard the privacy of adjacent properties, in accordance with policy DBE9 of the adopted Local Plan and Alterations 1998 & 2006, policy DM9 of the Local Plan Submission Version 2017, and the NPPF.

**Informatives: (2)**

- 4 This decision is made with reference to the following plan numbers: GM001; GM002 and GM003.

- 5 The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

**CHAIRMAN**