

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

**Committee:** Area Planning Sub-Committee **Date:** Wednesday, 26 October 2022  
South

**Place:** Council Chamber, Civic Offices, **Time:** 7.00 - 8.05 pm  
High Street, Epping

**Members Present:** Councillors K Williamson (Chairman), S Patel, I Allgood, R Baldwin, R Brookes, A Lion, S Murray, C Nweke, M Owen, Caroline Pond, C C Pond and D Wixley

**Members Present (Virtually):** Councillors L Mead

**Apologies:** P Bhanot, S Heap, R Jennings, J Jennings, J Jogia, H Kauffman, A Patel, K Rizvi and D Sunger

**Officers Present:** G Courtney (Planning Applications and Appeals Manager (Development Management)), L Kirman (Democratic Services Officer) and A Buckley (Higher Level Apprentice (Internal Communications))

**Officers Present (Virtually):** A Hendry (Democratic Services Officer)

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### **68. 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.

### **69. DECLARATIONS OF INTEREST**

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

- EFP/0878/22 - 32 Lushes Road, Loughton IG103 QB

b) Pursuant to the Council's Members' Code of Conduct, Councillor Brookes declared a non-pecuniary interest in the following item of the agenda by virtue of meeting the family when visiting the premises. The Councillor had determined that she would remain in the meeting for the consideration of the application and voting thereon:

- EFP/0878/22 - 32 Lushes Road, Loughton IG103 QB

### **70. MINUTES**

For Planning Application - EPF/0885/22 51 Algiers Road, Loughton IG10 4NF, the word 'small' should be deleted from Reason 1.

**RESOLVED:**

That the minutes of the Sub-Committee held on 28 September 2022 be taken as read and signed by the Chairman as a correct record, subject to the above amendment.

**71. ANY OTHER BUSINESS**

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

**72. 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>

**73. SITE VISITS**

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

**74. PLANNING APPLICATION - EPF/0654/22 231 HIGH ROAD, LOUGHTON IG10 1AD**

**Application Ref:** EPF/0654/22  
**Application Type:** Full planning permission  
**Case Officer:** Alastair Prince  
**Site Address:** 231 High Road Loughton IG10 1AD  
**Proposal:** Installation of 1no. outdoor AC Condensing unit, to flat roof of the property (Revised application to EPF/0100/22)  
**Ward:** Loughton St. Mary's  
**Parish:** Loughton  
**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000NyxF>  
**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 development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans:

Reason: For the avoidance of doubt and to ensure the proposal is built in accordance with the approved plans.

3 The use hereby permitted must cease during any period that the rating level of noise (as defined by BS 4142:2014+A1:2019 "Methods for rating and assessing industrial and commercial sound") emitted from the air conditioning unit installed as shown on plan no. 1958/BP exceeds the prevailing background

noise level, and the air conditioning unit shall not be operated outside of 08:00 and 20:00. The measurement position and assessment shall be made according to BS4142:2014 + A1:2019.

Reason: To protect the amenity of noise sensitive premises from noise from mechanical plant.

**Informatives: (1)**

- 4 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.

**75. PLANNING APPLICATION - EPF/0878/22 32 LUSHES ROAD, LOUGHTON IG10 3QB**

**Application Ref:** EPF/0878/22  
**Application Type:** Full planning permission  
**Case Officer:** Alastair Prince  
**Site Address:** 32 Lushes Road Loughton Essex IG10 3QB  
**Proposal:** Proposed 4 metres single storey rear extension & an outbuilding.  
**Ward:** Loughton Alderton  
**Parish:** Loughton  
**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000NzAd>  
**Decision:** Approve with Conditions

**Conditions: (6)**

- 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: 32LUSHRD; Block Plan, ExistElevs, ExistElevs/A, ExistPlans, Location Plan, PropElevs, PropElevs/A, PropPlans, Roof Plans

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 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.

Reason: To ensure that the proposed construction work does not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours and in accordance with policies RP5A and DBE9 of the adopted Local Plan 1998 & 2006, and policies DM9 and DM 21 of the Local Plan Submission Version 2017, and the NPPF.

- 6 The outbuilding hereby permitted shall not be occupied for any residential overnight accommodation and shall not be used at any time other than for purposes incidental to the residential use of the dwelling known as 32 Lushes Road, Loughton, IG10 3QB.

Reason: The development does not satisfy the standards considered acceptable by the Local Planning Authority for a separate unit of accommodation, in accordance with policy DBE1 of the adopted Local Plan 1998 & 2006, Policies DM9 and DM10 of the Local Plan Submission Version 2017, and the NPPF.

**Informatives: (1)**

- 7 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.

**76. PLANNING APPLICATION - EPF/1414/22 40 WESTBURY LANE, BUCKHURST HILL IG9 5PL**

**Application Ref:** EPF/1414/22  
**Application Type:** Householder planning permission  
**Case Officer:** Muhammad Rahman

<b>Site Address:</b>	40 Westbury Lane, Buckhurst Hill, IG9 5PL
<b>Proposal:</b>	Retention of flat roof rear dormer, new pitched roof to front porch, additional roof lights, and external alterations including new materials & fenestration (Revised scheme to approved consent EPF/0166/21).
<b>Ward:</b>	Buckhurst Hill West
<b>Parish:</b>	Buckhurst Hill
<b>View Plans:</b>	<a href="https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000O4dw">https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000O4dw</a>
<b>Decision:</b>	Approve with Conditions

**Conditions: (8)**

- 1 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans: MDP.WL/01, MDP.WL/022 Rev B, and MDP.WL/33 Rev B.

Reason: For the avoidance of doubt and to ensure the proposal is built in accordance with the approved plans.

- 2 Within 3 months of the date of this decision notice, details of the proposed landscaping of the site, including retained landscaping (trees/hedges) and other natural features and the proposed times of planting (linked to the development schedule) shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details. 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.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, and to enable full and proper consideration be given to the impact of the proposed development on existing trees / hedges, so as to safeguard and enhance the visual amenities of the area and to ensure a satisfactory appearance to the development in accordance with policy LL10 of the adopted Local Plan and Alterations 1998 & 2006, policies DM3 and DM5 of the Local Plan Submission Version 2017, and the NPPF.

- 3 Prior to first occupation of the extensions 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, 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.

Reason: To prevent overlooking and loss of privacy to the occupants of neighbouring properties, in accordance with policy DBE9 of the adopted Local Plan and Alterations 1998 & 2006, policy DM 9 of the Local Plan Submission Version 2017, and the NPPF.

- 4 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those specified on the approved plans.

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.

- 5 Access to the flat roofs over the single storey extensions 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.

- 6 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.

Reason: To ensure that the proposed construction work does not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours and in accordance with policies RP5A and DBE9 of the adopted Local Plan 1998 & 2006, and policies DM9 and DM 21 of the Local Plan Submission Version 2017, and the NPPF.

- 7 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.

Reason: To avoid the deposit of material on the public highway in the interests of highway safety, in accordance with policy ST4 of the adopted Local Plan and Alterations 1998 & 2006, policy T1 of the Local Plan Submission Version 2017, and the NPPF.

- 8 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 of Part 1 to schedule 2 shall be undertaken, without the prior written agreement of the Local Planning Authority.

Reason: To ensure further consideration is given with regards to the effect on the character and appearance of the area and living conditions on adjoining properties, in accordance with policies CP2, CP7, DBE9 & DBE10 of the adopted Local Plan 1998 & 2006, Policy DM9 of the Local Plan Submission

Version 2017, and the NPPF.

**Informatives: (3)**

- 9 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.
- 10 The applicant is advised to note that in certain soil conditions, particularly in areas with known springs, subterranean development can impact on groundwater flows and levels. This form of development has been known to block or redirect natural groundwater flows, causing subsidence, instability, saturation and/or flooding where this was not previously occurring. If your proposed development leads to these effects on neighbouring properties and structures, you could be liable for civil litigation. You are advised to thoroughly investigate the hydrological and flooding implications of your proposed development.
- 11 Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over/ near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at [www.thameswater.co.uk](http://www.thameswater.co.uk).

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

**77. PLANNING APPLICATION - EPF/1606/22 7 NAFFERTON RISE, LOUGHTON IG10 1UB**

**Application Ref:** EPF/1606/22  
**Application Type:** Householder planning permission  
**Case Officer:** Alastair Prince

**Site Address:** 7, Nafferton Rise, Loughton, IG10 1UB  
**Proposal:** Proposed part single storey/part two storey side extension to existing dwelling.  
**Ward:** Loughton Forest  
**Parish:** Loughton  
**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000OG6C>  
**Decision:** Approve with Conditions

**Conditions: (8)**

- 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: 2353; 01, 02/A, 03, 04/H, 05/J, 06/B  
  
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 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.



Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 as well as to safeguard the amenity of the existing trees, shrubs or hedges and to ensure a satisfactory appearance to the development, in accordance with policies LL10 and LL11 of the adopted Local Plan and Alterations 1998 & 2006, and policies DM3 and DM5 of the Local Plan Submission Version 2017, and the NPPF.

- 6 Tree protection shall be installed as shown on Hallwood Associates 'Tree Protection Plan' drawing number HWA10763\_TPP (dated 21st January 2022) 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.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, and to enable full and proper consideration be given to the impact of the proposed development on existing trees / hedges, so as to safeguard and enhance the visual amenities of the area and to ensure a satisfactory appearance to the development in accordance with policy LL10 of the adopted Local Plan 1998 & 2006, policies DM3 and DM5 of the Local Plan Submission Version 2017, and the NPPF 2021.

- 7 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.

Reason: To ensure that the proposed construction work does not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours and in accordance with policies RP5A and DBE9 of the adopted Local Plan 1998 & 2006, and policies DM9 and DM 21 of the Local Plan Submission Version 2017, and the NPPF.

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows other than those expressly authorised by this permission shall be constructed on the northern flank elevation, without the prior written agreement of the Local Planning Authority.

Reason: The ensure further consideration is given with regards to the effect on the living conditions on adjoining properties, in accordance with policy DBE2 of the adopted Local Plan 1998 & 2006, Policy DM 9 of the Local Plan Submission Version 2017, and the NPPF.

**Informatives: (1)**

- 9 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**