

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

<b>Committee:</b>	Area Planning Sub-Committee South	<b>Date:</b>	Wednesday, 22 February 2023
<b>Place:</b>	Council Chamber, Civic Offices, High Street, Epping	<b>Time:</b>	7.00 - 8.10 pm
<b>Members Present:</b>	Councillors K Williamson (Chairman), I Allgood, R Baldwin, P Bhanot, R Brookes, J Jogia, H Kauffman, L Mead, S Murray, M Owen, A Patel, Caroline Pond, C C Pond, K Rizvi, D Sunger and D Wixley		
<b>Members Present (Virtually):</b>	Councillors		
<b>Other Councillors:</b>	Councillors		
<b>Other Councillors (Virtual):</b>	Councillors		
<b>Apologies:</b>	S Patel, E Gabbett, S Heap, R Jennings, J Jennings and A Lion		
<b>Officers Present:</b>	A Hendry (Democratic Services Officer), R Moreton (Corporate Communications Officer) and J Rogers (Principal Planning Officer)		
<b>Officers Present (Virtually):</b>	V Messenger (Democratic Services Officer)		

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### **105. 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.

### **106. DECLARATIONS OF INTEREST**

- a) Pursuant to the Council's Members' Code of Conduct, Councillor D Sunger declared a non-pecuniary interest in the following item of the agenda by virtue that the applicant's son was known to him. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:
- EPF/2278/22 - 8, Alderton Hall Lane, Loughton
- b) Pursuant to the Council's Members' Code of Conduct, Councillor I Allgood declared a non-pecuniary interest in the following item of the agenda by virtue that he had visited the site and had spoken to the applicant. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2278/22 - 8, Alderton Hall Lane, Loughton
- c) Pursuant to the Council's Members' Code of Conduct, Councillor D Wixley declared a non-pecuniary interest in the following item of the agenda by virtue that he knew one of the objectors. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:
- EPF/2849/22 - 27, Highland Avenue, Loughton

**107. MINUTES**

**RESOLVED:**

That the minutes of the Sub-Committee held on 25 January 2023 be taken as read and signed by the Chairman as a correct record.

**108. ANY OTHER BUSINESS**

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

**109. 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>

**110. SITE VISITS**

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

**111. DECISIONS**

Details of all decisions made at the meeting are shown the appendix to the minutes.

**112. PLANNING APPLICATION - EPF/2278/22 8 ALDERTON HALL LANE, LOUGHTON IG10 3HJ**

**113. PLANNING APPLICATION - EPF/2478/22 1 TOMSWOOD ROAD, CHIGWELL IG7 5QP**

**114. PLANNING APPLICATION - EPF/2640/22 3 LINKSIDE, CHIGWELL IG7 5DN**

- 115. PLANNING APPLICATION - EPF/2849/22 27 HIGHLAND AVENUE, LOUGHTON, IG10 3AH**

**CHAIRMAN**

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**Application Ref:** EPF/2278/22  
**Application Type:** Householder planning permission  
**Case Officer:** Kie Farrell  
**Site Address:** 8, Alderton Hall Lane, Loughton, IG10 3HJ  
**Proposal:** Construction of new boundary fencing  
**Ward:** Loughton Alderton  
**Parish:** Loughton  
**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000P8Jr>  
**Decision:** Approved with Conditions

## Conditions: (4)

- 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:

Drawing 28-06-22\_P01 – Boundary Treatment Photographs of Existing  
Drawing 28-06-22\_P02 Rev A – Boundary Treatment As Existing  
Drawing 28-06-22\_P03 Rev B – Boundary Treatment As Proposed  
Design Statement, November 2022.

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 specified on the approved plans and submitted application form.

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 Prior to any above ground works, details of the proposed landscaping of the site, including retention of trees 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 approved landscaping shall be carried out in accordance with the approved details and at the agreed times.

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, so as to safeguard and enhance the visual amenities of the area 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, policies DM3 and DM5 of the Local Plan Submission Version 2017, and the NPPF.

**Informatives: (1)**

- 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.

**Application Ref:** EPF/2478/22  
**Application Type:** Removal/variation of conditions  
**Case Officer:** Ian Ansell  
**Site Address:** 1, Tomswood Road, Chigwell, IG7 5QP  
**Proposal:** Application for Variation of Condition 2 of EPF/0840/18 (Proposed apartme block (seven flats)).  
**Ward:** Grange Hill  
**Parish:** Chigwell  
**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001UV2Q>  
**Decision:** Approved with Conditions

**Conditions: (24)**

- 1 Commencement of development – no longer required
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 1793.001.00, 200B, 202B, 203A, 208.B, 301.02, 304.02, 305.00 ; 308.B

Reason: To ensure the proposal is built in accordance with the approved drawings.

- 3 All works shall be undertaken in accordance with the Construction Method Statement approved under application reference EPF/2808/21, unless an alternative scheme is approved by way of a further application.

Reason:- To limit the impact of the construction work on the living conditions of residents in close proximity to the site, in accordance with the guidance contained within the National Planning Policy Framework and policies RP5A and DBE9 of the adopted Local Plan and Alterations, policy DM9 of the Local Plan Submission Version 2017 , and the NPPF 2021.

- 4 All site levels, including ground floor slab levels, roadways and accessways, shall accord with the details approved under application reference EPF/2808/21

Reason:- To ensure the impact of the intended development upon adjacent properties and the street scene is acceptable, in accordance with the guidance contained within the National Planning Policy Framework and policies CP2, DBE1 and DBE9 of the adopted Local Plan and Alterations, policies DM9 and DM10 of the Local Plan Submission Version 2017 the NPPF 2021.

- 5 The disposal of surface water measures approved under application reference EPF/2808/21 shall be implemented fully in accordance with the agreed details.

Reason:- To ensure satisfactory provision and disposal of surface water in the interests of public health, in accordance with the guidance contained within the National Planning

Policy Framework and policy RP3 and U3B of the adopted Local Plan and Alterations, policies DM15 and DM16 of the Local Plan Submission Version 2017 , and the NPPF 2021.

- 6 Tree protection measures in relation to the oak tree on the highway verge (TPO/EPF/08/09 T2) shall be retained for the duration of building works in accordance with details approved under application reference EPF/2808/21.

Reason:- To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 so as to preserve the amenity value of the tree(s) and to preserve its / health, in accordance with the guidance contained within the National Planning Policy Framework and policy LL08 of the adopted Local Plan and Alterations, policies DM3 and DM5 of the Local Plan Submission Version 2017 , and the NPPF 2021

- 7 Measures for general tree protection across the site shall be retained for the duration of building works in accordance with details approved under application reference EPF/2808/21.

Reason:- To comply with the duties indicated in Section 197 of the Town & Country Planning Act 1990 so as to ensure that the amenity value of the existing trees are safeguarded, in accordance with the guidance contained within the National Planning Policy Framework and policy LL08 of the adopted Local Plan and Alterations, policy DM3 of the Local Plan Submission Version 2017 and the NPPF 2021 .

- 8 Hard and soft landscaping works shall be undertaken in full accordance with the details approved under application reference EPF/2808/21. 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 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 so as to ensure that the details of the development of the landscaping are complementary, and to ensure a satisfactory appearance to the development, in accordance with the guidance contained within the National Planning Policy Framework and policies CP2 and LL11 of the adopted Local Plan and Alterations, policies DM3 and DM5 of the Local Plan Submission Version 2017 , and the NPPF 2021.

- 9 External materials used in the construction of the development shall fully accord with details approved under application reference EPF/2808/21.

Reason:- To ensure a satisfactory appearance in the interests of visual amenity, in accordance with the guidance contained within the National Planning Policy Framework and policy DBE1 of the adopted Local Plan and Alterations, policies DM9 and DM10 of the Local Plan Submission Version 2017 , and the NPPF 2021.

- 10 Fencing and means of access for service vehicles to the refuse storage area shall be installed in accordance with details approved under application reference EPF/2808/21



and be available for use prior to the first occupation of any of the residential units hereby approved.

Reason: To ensure adequate provision for refuse and recycling is provided in a suitable enclosure in the interests of general and visual amenity, in accordance with policies DBE2 and DBE9 of the adopted Local Plan and Alterations, policies DM9 and DM10 of the Local Plan Submission Version 2017 , and the NPPF 2021

- 11 If any tree, shrub or hedge shown to be retained in the submitted Arboricultural reports is removed, uprooted or destroyed, or 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, unless the Local Planning Authority gives its written consent to any variation. 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 policy LL10 of the adopted Local Plan and Alterations, policies DM3 and DM5 of the Local Plan Submission Version 2017 , and the NPPF 2021.

- 12 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. 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 unexpected contamination was encountered.

Reason:- It is the responsibility of the developer to ensure the safe development of the site and to carry out any appropriate land contamination investigation and remediation works. The condition is to ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with the guidance contained within the National Planning Policy Framework and policy RP4 of the adopted Local Plan and Alterations and policy DM21 of the Local Plan Submission Version 2017.

- 13 All construction/demolition works and ancillary operations, including vehicle movement

on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

Reason- In the interests of the amenities of noise sensitive properties, in accordance with guidance contained within the National Planning Policy Framework and policies RP5A and DBE9 of the adopted Local Plan and Alterations, and policies DM9 and DM21 of the Local Plan Submission Version 2017.

- 14 No development shall take place without wheel washing or other cleaning facilities for vehicles leaving the site during construction works having been installed at the site. The installed cleaning facilities shall be used to clean vehicles wheels immediately before leaving the site.

Reason:- To avoid the deposit of material on the public highway in the interests of highway safety, in accordance with the guidance contained within the National Planning Policy Framework and policy ST4 of the adopted Local Plan and Alterations, and policies DM9 and DM21 of the Local Plan Submission Version 2017.

- 15 Prior to the first occupation of the development the access arrangements, vehicle parking turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The access, parking and turning areas shall be retained in perpetuity for their intended purpose.

Reason: To ensure that appropriate access, parking and turning is provided in accordance with the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011, policies ST4 & ST6 of the adopted Local Plan and Alterations, policies T1, DM9 and DM10 of the Local Plan Submission Version 2017, and the NPPF

- 16 Prior to the first occupation of the development the existing vehicular accesses off of Tomswood Road shall be fully reinstated to include full height kerb, footway construction and any amendments to the road lining as considered necessary.

Reason: To ensure that appropriate access, parking and turning is provided in accordance with the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011, policies ST4 & ST6 of the adopted Local Plan and Alterations, policies T1, DM9 and DM10 of the Local Plan Submission Version 2017, and the NPPF

- 17 Prior to first occupation of the proposed development, the Developer shall be responsible provision and implementation, per dwelling, 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.

Reason: To ensure that appropriate access, parking and turning is provided in accordance with the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011, policies ST4 & ST6 of the adopted Local Plan and Alterations, policies T1, DM9 and DM10 of the Local Plan Submission Version 2017, and the NPPF

- 18 The cycle store indicated on the approved plan shall be fully installed in accordance with the details shown on the approved plans prior to first occupation of any of the residential hereby permitted, and shall thereafter be retained and maintained for the storage of residents cycles.

Reason: In order to promote sustainable development objectives to reduce reliance on car travel, in accordance with policies CP1, CP9 and ST2 of the adopted Local Plan and Alterations, policies T1 and DM22 of the Local Plan Submission Version 2017, and the NPPF.

- 19 Any gates provided at the vehicular access shall be inward opening only and shall be set minimum of 6 metres from the back edge of the carriageway.

To enable vehicles using the access to stand clear of the carriageway whilst gates are being opened and closed in the interest of highway safety, in accordance with the Highway Authority's Development Management Policies, adopted as County Council Supplementary Guidance in February 2011, policies ST4 & ST6 of the adopted Local Plan and Alterations, policies T1 and T2 of the Local Plan Submission Version 2017, and the 2021.

- 20 Windows above ground floor level in the south facing side elevation of the building hereby permitted (abutting 3 Tomswood Road) shall be fixed and completed in obscure glass below 1.8m above floor levels in the rooms they serve. The said windows shall thereafter be retained in that form, and no additional windows shall be inserted above ground floor in the said side elevation without prior consent from the Local Planning Authority.

Reason To protect the amenities of adjoining occupiers in accordance with policy DBE 9 of the adopted Local Plan and Alterations, policies DM9 and DM10 of the Local Plan Submission Version 2017 and the NPPF.

- 21 Other than as set out in the application hereby approved, no part of any flat roof area to the building shall be used as a balcony, roof terrace or other amenity area without prior consent from the Local Planning Authority.

Reason: To protect the amenities of adjoining occupiers in accordance with policy DBE 9 adopted Local Plan and Alterations, policies DM9 and DM10 of the Local Plan Submission Version 2017 and the NPPF.

- 22 Electric vehicle charging points shall be installed fully in accordance with the details approved under application reference EPF/0034/22 fully operational and available for use to first occupation of any dwelling in the building.

Reason: To help support improvements to air quality in accordance with policy CP1 of the adopted Local Plan 1998 & 2006, Policies SP1, T1 & DM22 of the Local Plan Submission Version 2017, and the NPPF 2019.

- 23 Superfast broadband connections approved under application reference EPF/0034/22 shall be fully installed, operational and available to residents from first occupation of any dwelling in the building.

Reason: To ensure the development contributes to supporting improved digital connectivity throughout the District and supports the wider aims and objectives for reducing car-led air pollution, improving the health and wellbeing of residents and visitors including the EFSAC, in accordance with policy CP1 of the adopted Local Plan 1998 & 2006, Policies SP1, D5, DM2, DM9, DM10 & DM22 of the Local Plan Submission Version 2017, and the 2019.

- 24 The acoustic barrier shown on the plans hereby approved, along with a 2m screen to the elevation of the balcony hereby approved, shall be installed in full accordance with the submitted details prior to the first occupation of any residential unit.

Reason: To protect the amenities of adjoining residents in accordance with policies DBE2 DBE9 of the adopted Local Plan and Alterations, policies DM9 and DM10 of the Local Plan Submission Version 2017, and the NPPF 2021.

**Informatives: (1)**

- 25 The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development as set out within the National Planning Policy Framework.

**Application Ref:** EPF/2640/22  
**Application Type:** Householder planning permission  
**Case Officer:** Muhammad Rahman  
**Site Address:** 3, Linkside, Chigwell, IG7 5DN  
**Proposal:** Single-storey (rear/side/front) extensions, roof alterations with rear box dormer, Juliet balcony, and a further Juliet balcony at first floor level.  
**Ward:** Chigwell Village;Grange Hill  
**Parish:** Chigwell  
**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001UiXV>  
**Decision:** Refused

**Reasons:(2)**

1. The proposal would result in significant and harmful overlooking to neighbouring dwellings, in particular No's 2 & 4 Linkside & 101 Hainault Road. As, such the proposal fails to safeguard the living conditions of the neighbours, contrary to Policies CP7 & DBE9 of the adopted Local Plan 1998 & 2006, Policy DM9 (h) of the Local Plan Submission Version 2017, and Paragraph 130 (f) of the NPPF 2021.
2. The proposal, is of a poor design and amounts to a harmful overdevelopment of the site. It would also result in a material loss of useable amenity space of the occupiers of the host house. Consequently, the proposal would have a harmful effect to the established character and appearance of the area and result in a poor level of accommodation for existing/future users, contrary to Policies CP2, CP7, DBE8, DBE10 of the adopted Local Plan 1998 & 2006, Policy DM9 of the Local Plan Submission Version 2017, and Paragraphs 126 & 130 of the NPPF 2021

**Application Ref:** EPF/2849/22  
**Application Type:** Householder planning permission  
**Case Officer:** Alastair Prince  
**Site Address:** 27, Highland Avenue, Loughton, IG10 3AH  
**Proposal:** Single storey entrance porch plus two storey rear and side extensions  
**Ward:** Loughton Roding  
**Parish:** Loughton  
**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001UwcS>  
**Decision:** Approved with Conditions

**Conditions: (4)**

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: 19836-13; B – GA/1A, E-GA/2, MDL/SK; 01/A, 03, 04

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 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 adopted Local Plan Submission Version 2017, and the NPPF.

4 No deliveries, external running of plant and equipment or demolition and construction work other than internal works not audible outside the site boundary, shall take place on the site between the hours of 08:00 to 18:00 on Monday to Friday and 08:00 to 13:00 on Saturdays and not at all on Sundays, Public or Bank Holidays.

Reason: To ensure that the proposed construction work does not cause undue nuisance or 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 adopted Local Plan Submission Version 2017, and the NPPF.

**Informatives: (1)**

- 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.

