

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 20 February 2019
South

Place: Council Chamber - Civic Offices **Time:** 7.30 - 8.45 pm

Members Present: D Sunger (Chairman), A Patel (Vice-Chairman), R Baldwin, A Beales, R Brookes, K Chana, S Heap, R Jennings, J Jennings, H Kauffman, A Lion, L Mead, S Murray, C P Pond, C C Pond, B Sandler, J Share-Bernia and D Wixley

Other Councillors: None.

Apologies: G Chambers, J Knapman, G Mohindra, S Neville, M Owen, C Roberts and D Roberts

Officers Present: S Solon (Principal Planning Officer), V Messenger (Democratic Services Officer) and J Leither (Democratic Services Officer)

67. 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.

68. MINUTES

RESOLVED:

That the minutes of the Sub-Committee meeting held on 23 January 2019 be taken as read and signed by the Chairman as a correct record.

69. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor D Sunger declared a non-pecuniary interest in the following item of the agenda by virtue of knowing both the applicant and the objector, and by being the ward member. The Councillor had determined that he would remain in the meeting for the consideration of the item thereon, but would be a non-voting chairman:

- EPF/2934/18 – Derwen, Vicarage Lane, Chigwell

70. ANY OTHER BUSINESS

It was reported that there was no urgent business for consideration at the meeting.

71. EPPING FOREST DISTRICT LOCAL PLAN SUBMISSION VERSION - PLANNING POLICY BRIEFING NOTE

It was noted that the Epping Forest District Local Plan Submission Version Planning Policy Briefing note was available at:

http://www.efdclocalplan.org/wpcontent/uploads/2018/03/Planning-Policy-Briefing-Note_Mar-2018.pdf

72. DEVELOPMENT CONTROL

The Chairman advised that he would be a non-voting chairman for the duration of this item.

(a) Site Visits

It was noted that there were no formal site visits requested by members prior to the consideration and determination of the following applications.

(b) Planning Applications

The Sub-Committee considered a schedule of applications for planning permission.

RESOLVED:

That the planning applications numbered 1 – 5 be determined as set out in the attached schedule to these minutes.

CHAIRMAN

Report Item No:1

APPLICATION No:	EPF/1424/18
SITE ADDRESS:	Land adjacent 240 The Broadway Loughton Essex IG10 3TF
PARISH:	Loughton
WARD:	Loughton Broadway
DESCRIPTION OF PROPOSAL:	Proposed detached dwelling.
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=609815

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 will be completed strictly in accordance with the approved drawings nos: ABEF/18/02 A, ABEF/18/04 A, ABEF/18/06A, ABEF/18/07.
- 3 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Class A, B or E shall be undertaken without the prior written permission of the Local Planning Authority.
- 4 No development shall commence until an assessment of the risks posed by any contamination, carried out in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), shall have been submitted to and approved in writing by the local planning authority. If any contamination is found, a report specifying the measures to be taken, including the timescale, to remediate the site to render it suitable for the approved development shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures and timescale and a verification report shall be submitted to and approved in writing by the local planning authority. If, during the course of development, any contamination is found which has not been previously identified, work shall be suspended and additional measures for its remediation shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures and a verification report for all the remediation works shall be submitted to the local planning authority within 21 days of the report being completed and approved in writing by the local planning authority.

- 5 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.
- 6 Prior to first occupation of the development hereby approved, 1 Electric Vehicle Charging Point for each dwelling that has a garage or allocated parking space and 1 Electric Vehicle Charging Point for every 10 properties that share unallocated parking shall be installed and retained thereafter for use by the occupants of the site.
- 7 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.
- 8 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.
- 9 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.
- 10 The parking area shown to the front of the property on the approved block plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors vehicles.

Report Item No:2

APPLICATION No:	EPF/1634/18
SITE ADDRESS:	110 Pyrles Lane Loughton Essex IG10 2NW
PARISH:	Loughton
WARD:	Loughton Fairmead
DESCRIPTION OF PROPOSAL:	Front and side boundary wall with piers, hardstanding, and new access to front driveway.
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=610798

Deferred pending the submission of additional and amended information comprising of:

1. Amendments to the application site to include all the land on which works are proposed.
2. The service of notice of the application on all other owners of the amended application site and certification that notice was served.
3. The submission of details of the existing accessway and proposed alterations to it.
4. The submission of drainage details.

Report Item No:3

APPLICATION No:	EPF/2244/18
SITE ADDRESS:	1 Grosvenor Path Loughton Essex IG10 2LF
PARISH:	Loughton
WARD:	
APPLICANT:	Mr Adam Stiff
DESCRIPTION OF PROPOSAL:	Two storey side extension.
RECOMMENDED 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=613534

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 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 The window openings in the first floor rear elevation shall be entirely fitted with obscured glass with a minimum Level 3 obscurity and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 4 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.
- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, (or any other order revoking, further amending or re-enacting that Order) no extensions, window openings or roof enlargements generally permitted by virtue of Classes A & B of Part 1 of Schedule 2 to the Order, shall be undertaken without the prior written permission of the Local Planning Authority.

Report Item No: 4

APPLICATION No:	EPF/2934/18
SITE ADDRESS:	Derwen Vicarage Lane Chigwell Essex IG7 6LS
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Ground floor rear extension, first floor rear extension, roof extension including rear dormer, increase in height and provision of gable ends (revised application to EPF/1218/18).
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=616678

REFUSED

1. By reason of its roof form, bulk, and height in relation to the original hip roof, the proposed rear extension would appear incongruous within its context harming the visual coherence and harmony of the rear elevation. As a consequence, the proposal would fail to complement the appearance of the existing house. Moreover, the proposal would appear over dominant in relation to the side site boundaries when seen from the rear garden of Eastwood or Oaklea House, Vicarage Lane, detracting from their setting. Due to the prominence and inelegant proportions of the front gable feature, the proposed front elevation of the application property would be detrimental to the visual amenity and character of the streetscene. Accordingly, the proposal is contrary to policies DBE9 (i) and DBE10 (i) and (ii) of the Adopted Local Plan and Alterations; policies SP 3 (xi), DM 9 A. (i) and (ii), D. (ii) and (vi), and DM 10 E.; and, the aims and objective of the National Planning Policy Framework in seeking high quality design.
2. The rear extensions, due to the depth, height, proximity to a side boundary, change in ground levels, height, bulk and form, would be materially detrimental to the residential amenity of the occupiers of Oaklea House by reason of overbearing impact and loss of outlook. As such the development would be contrary to policy DBE9 of the adopted Local Plan and Alterations; policy DM 9 H. (ii) of the Epping Forest District Local Plan Submission Version (2017); and, the provisions of the National Planning Policy Framework requiring high quality design.

Way forward:

Members considered an alternative proposal that retained the appearance of the existing front elevation by removing the gable feature of the refused scheme, together with significant reduction to the depth of the proposed rear extensions, would be received more favourably.

Report Item No:5

APPLICATION No:	EPF/2971/18
SITE ADDRESS:	74 Valley Hill Loughton Essex IG10 3AT
PARISH:	Loughton
WARD:	Loughton Roding
DESCRIPTION OF PROPOSAL:	Extension and subdivision of existing property to form 2 no. dwellings.
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=616833

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 will be completed strictly in accordance with the approved drawings nos: Site Location Plan, Site/Block Plan, Proposed Block Plan, VH/01, VH/02, VH/03, VH/04, VH/05, VH/06 REV A, VH/07, VH/08
- 3 No construction works above ground level shall have taken place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing, prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
- 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 such agreed details.
- 5 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.
- 6 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.
- 7 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no extensions generally permitted by virtue of Class A, of Part 1, of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

- 8 The tree protection, methodology for construction adjacent to trees and Arb site supervision shall be undertaken in accordance with the submitted Tree Survey/ Arboricultural Method Statement unless the Local Planning Authority gives its prior written approval to any alterations. Tree protection shall be implemented as shown on Andrew Day Arboricultural Consultancy Ltd 'tree protection plan' drawing dated 14th January 2019.
- 9 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 10 Prior to first occupation of the development hereby approved, 1 Electric Vehicle Charging Point shall be installed and retained thereafter for use by the occupants of the site.
- 11 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.
- 12 Prior to any above ground works, a scheme of soft landscaping and a statement of the methods, including a timetable, for its Implementation (linked to the development schedule), have been submitted to the Local Planning Authority and approved in writing. The landscape scheme shall be carried out in accordance with the approved details and the agreed timetable. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand in writing.
- 13 Notwithstanding the information submitted with the application, the dwellings hereby approved shall not be occupied until the boundaries of the application site forward of the front elevation of the dwellings are enclosed in accordance with details previously submitted to and approved in writing by the Local Planning Authority.

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