

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 26 August 2020
South

Place: Virtual Meeting on Zoom **Time:** 7.00 - 8.50 pm

Members Present: J Share-Bernia (Chairman), S Rackham (Vice-Chairman), G Chambers, R Baldwin, R Brookes, S Heap, R Jennings, J Jennings, A Lion, L Mead, S Neville, M Owen, C P Pond, C C Pond, C Roberts, D Roberts, B Sandler and D Wixley

Other Councillors:

Apologies: A Beales, H Kauffman, G Mohindra, S Murray, A Patel and D Sunger

Officers Present: G Courtney (Planning Applications and Appeals Manager (Development Management)), J Godden (Heritage, Enforcement & Landscaping Team Manager), J Leither (Democratic Services Officer), V Messenger (Democratic Services Officer) and S Mitchell (PR Website Editor)

34. WEBCASTING INTRODUCTION

The Chairman made a short address to remind all present that this virtual meeting would be broadcast live on the Internet, and that the Council had adopted a protocol for the webcasting of its meetings. The Sub-Committee noted the Council's Protocol for the Webcasting of Council and Other Meetings.

35. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the virtual meeting and outlined the procedures and arrangements agreed by the Council, to enable persons to address the Sub-Committee in relation to the determination of applications for planning permission.

36. MINUTES

Resolved:

That the minutes of the meeting of the Sub-Committee held on 29 July 2020 be taken as read and signed by the Chairman as a correct record subject to:

EPF/2486/19 – 5 Staples Road, Loughton IG10 1HP

This application had been appealed on non-determination, therefore any decision by the Sub-Committee would not be issued but would be included in any suggested conditions to be sent to the Planning Inspector.

Conditions agreed were:

- (1) That permitted developments rights were removed; and
- (2) That the standard working time conditions were attached.

37. DECLARATIONS OF INTEREST

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

- EPF/0249/20 – 3 Spareleaze Hill, Loughton IG10 1BS.

38. ANY OTHER BUSINESS

The Sub-Committee noted that there was no other urgent business for consideration at the meeting.

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

The Sub-Committee 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

40. SITE VISITS

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

41. PLANNING APPLICATION EFP/3046/19 - 19 GREAT OWL ROAD, CHIGWELL IG7 6AL

APPLICATION No:	EPF/3046/19
SITE ADDRESS:	19 Great Owl Road Chigwell IG7 6AL
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Demolition of existing house & replacement with a three storey single dwelling house.
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=631444

REASONS FOR REFUSAL

- 1 The proposed development, due to its depth and overall scale, would result in excessive harm to the visual amenities of neighbouring residents on Chester Road and would cause a loss of access to sunlight and

natural outlook, contrary to policies DBE2 and DBE9 of the adopted Local Plan and Alterations, policy DM 9 of the Epping Forest District Local Plan (Submission Version) 2017, and the guidance contained within the National Planning Policy Framework.

- 2 The proposed development, due to the design of the proposed replacement dwelling, would appear incongruous and detrimental to the character and appearance of the street scene, contrary to policies DBE1 and DBE3 of the adopted Local Plan and Alterations, policy DM 9 of the Epping Forest District Local Plan (Submission Version) 2017, and the guidance contained within the National Planning Policy Framework.

Way forward – Considerably reduce the depth of the new dwelling and design it to be more in keeping with the existing street scene.

42. PLANNING APPLICATION EPF/0249/20 - 3 SPARELEAZE HILL, LOUGHTON IG10 1BS

APPLICATION No:	EPF/0249/20
SITE ADDRESS:	3 Spareleaze Hill Loughton IG10 1BS
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Proposed two storey side extension and a single storey porch.
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=633194

REASONS FOR REFUSAL

- 1 The proposed side extension would be situated too close to the western boundary, closing this important gap and resulting in a terracing effect, contrary to policies DBE1 and DBE3 of the adopted Local Plan and Alterations, policy DM 9 of the Epping Forest District Local Plan (Submission Version) 2017, and the guidance contained within the National Planning Policy Framework.

Way forward – Move the entire extension (including ground floor) between 1m and 1.5m away from the boundary.

43. PLANNING APPLICATION EPF/0674/20 - 32 QUEENS ROAD, LOUGHTON IG10 1RS

APPLICATION No:	EPF/0674/20
SITE ADDRESS:	32 Queens Road

	Loughton IG10 1RS
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Proposed annexe (Revised application to EPF/2213/19).
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=635181

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 and retained strictly in accordance with the approved drawings numbers:

3017/EX00 B, 3017/PR00 B, 3017/ PR01 B, 3017/ PR02 B, 3017/ PR03 B and ROC/QU/01 A.
- 3 Materials to be used for the external finishes of the proposed development shall match those submitted, unless otherwise agreed in writing by the Local Planning Authority.
- 4 The proposed development shall only be used as ancillary accommodation for the existing dwelling house and shall not be occupied as a unit separately from the dwelling known as No.32 Queens Road, Loughton, nor used for business or commercial purposes.
- 5 Tree protection shall be implemented prior to the commencement of development activities (including demolition), and the methodology for development (including supervision) shall be undertaken in accordance with the submitted Tree Survey/ Arboricultural Method Statement reports unless the Local Planning Authority gives its prior written approval to any alterations. Tree protection shall be installed as shown on Moore Partners Ltd 'Tree Constraints / Protection Plan' drawing number ROC/QU/01 rev A dated 3rd June 2020.
- 6 Prior to occupation of the unit hereby approved, full details of soft landscape works and an implementation programme shall be submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved.

44. PLANNING APPLICATION EPF/0997/20 - 11 DICKENS RISE, CHIGWELL IG7 6PA

APPLICATION No:	EPF/0997/20
SITE ADDRESS:	11 Dickens Rise

	Chigwell IG7 6PA
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Proposed outbuilding in the rear garden.
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=636817

REASONS FOR REFUSAL

1. The proposed outbuilding by reason of its height and scale would appear as a bulky, over dominant and incongruous addition that would detract from the amenity and outlook of the neighbouring occupiers, that would cause harm to the character and appearance of the locality as a result. Accordingly, the proposal fails to comply with policy DBE9 & DBE10 of the adopted Local Plan (1998), policy DM 10 of the Submission Version of the Local Plan (2017) and the NPPF (2018).

Way forward – Implement the permitted development scheme previously agreed by way of a Certificate of Lawful Development.

CHAIRMAN

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