

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

**Committee:** Area Planning Sub-Committee **Date:** 3 November 2021  
South

**Place:** Council Chamber - Civic Offices **Time:** 7.00 - 8.47 pm

**Members Present:** K Williamson (Chairman), R Brookes, R Jennings, J Jennings, H Kauffman, A Lion, S Murray, S Neville, C Nweke, M Owen, A Patel, C P Pond, C C Pond, S Rackham (Vice-Chairman) and D Wixley

**Apologies:** J Share-Bernia, R Baldwin, P Bhanot, S Heap, J Jogia, L Mead, K Rizvi, C Roberts and D Sunger

**Officers Present:** A Marx (Development Manager Service Manager (Planning)), J Leither (Democratic Services Officer), G Courtney (Planning Applications and Appeals Manager (Development Management)), A Hendry (Democratic Services Officer) and R Moreton (Corporate Communications Officer)

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### **49. APPOINTMENT OF CHAIRMAN AND VICE-CHAIRMAN**

In the absence of the Chairman, the Vice-Chairman, Councillor K Williamson, acted as the Chairman for this meeting, and also stated that he would be a voting chairman.

The Chairman proposed that Councillor S Rackham be appointed Vice-Chairman for the duration of the meeting.

#### **AGREED:**

That Councillor S Rackham be appointed as Vice-Chairman for the duration of the meeting.

### **50. WEBCASTING INTRODUCTION**

The Chairman made a short address to remind all present that the meeting would be broadcast live to the Internet, and that the Council had adopted a protocol for the webcasting of its meetings.

### **51. MINUTES**

#### **RESOLVED:**

That the minutes of the Sub-Committee held on 6 October 2021 be taken as read and signed by the Chairman as a correct record.

### **52. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillor S Murray declared a non-pecuniary interest in the following item of the agenda by virtue of knowing the neighbour who lives at number 13. The Councillor had determined that

he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0975/19 – 11 Crossfields, Loughton IG10 3PY.

(b) Pursuant to the Council's Code of Member Conduct, Councillor S Neville declared a non-pecuniary interest in the following item of the agenda by virtue of knowing some of the objectors who were objecting to this application. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2056/19 – 142 Buckhurst Way, Buckhurst Hill IG9 6HP.

### 53. ANY OTHER BUSINESS

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

### 54. EPPING FOREST DISTRICT COUNCIL PLANNING POLICY BRIEFING NOTE (OCTOBER 2021)

It was noted that the briefing note, dated October 2021, had been produced by the Planning Policy team to ensure that a consistent approach was taken to the provision of planning policy advice for the District, particularly in relation to the Epping Forest District Local Plan Submission Version (LPSV), which was published on 18 December 2017 and the Main Modifications to the LPSV published for consultation between 15 July and 23 September 2021.

The Planning Policy Briefing Note (October 2021) was available at:

<https://www.eppingforestdc.gov.uk/wp-content/uploads/2021/10/Planning-Policy-Briefing-Note-06-October-2021-accessible.pdf>

### 55. SITE VISITS

Councillor K Williamson proposed a site visit for item 13 on the agenda, EPF/1972/21 - 4 Ely Place, Chigwell IG8 8AG, which was seconded by Councillor C C Pond.

#### AGREED:

That the Sub-Committee agreed in favour of a site visit.

### 56. PLANNING APPLICATION - EPF/2769/18 93 MANOR ROAD, CHIGWELL IG7 5PN

|                        |   |
|------------------------|---|
| <b>APPLICATION No:</b> | EPF/2769/18                                   |
| <b>SITE ADDRESS:</b>   | 93 Manor Road<br>Chigwell<br>Essex<br>IG7 5PN |
| <b>PARISH:</b>         | Chigwell                                      |

|                                 |   |
|---------------------------------|---|
| <b>WARD:</b>                    | Grange Hill   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Outline application with all matters reserved: erection of three detached dwellings (Existing dwelling to be removed) - Revised application to EPF/2669/17. |
| <b>DECISION:</b>                | 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=615913](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=615913)

**REFUSED**

1. The Council cannot be certain beyond reasonable scientific doubt that the proposed development either alone or in combination with other developments within the district will not adversely affect the integrity of the Epping Forest Special Area for Conservation and there are no alternative solutions or imperative reasons of overriding public interest why the proposed development should be permitted. Also, in the absence of an appropriate legal agreement to mitigate such adverse impacts, the proposed development is therefore contrary to Policies DM2 & DM22 of the Local Plan Submission Version 2017, Paragraph 180 of the NPPF 2021, and the requirements of the Habitats Regulations 2017.
2. The proposed development would appear as an incongruous development within this back land location. As a consequence, the proposal fails to respect the character and appearance of the locality, contrary to Policies CP2, CP7 & DBE1 of the adopted Local Plan 1998 & 2006, Policy DM9 of the Local Plan Submission Version 2017, and Paragraphs 126 & 130 of the NPPF 2021
3. The proposed development, by reason of the densification of a single plot with three dwellings, would result in increased vehicle movements to and from the site, to the detriment of highway safety, contrary to Policy ST4 of the adopted Local Plan 1998 & 2006, Policy T1 of the Local Plan Submission Version 2017, and the NPPF 2021.

No Way forward.

**57. PLANNING APPLICATION - EPF/0975/19 11 CROSSFIELDS, LOUGHTON IG10 3PY**

|                        |   |
|------------------------|---|
| <b>APPLICATION No:</b> | EPF/0975/19                                     |
| <b>SITE ADDRESS:</b>   | 11 Crossfields<br>Loughton<br>Essex<br>IG10 3PY |
| <b>PARISH:</b>         | Loughton  |
| <b>WARD:</b>           | Loughton Alderton                               |

|                                 |  |
|---------------------------------|--|
| <b>DESCRIPTION OF PROPOSAL:</b> | Erection of a single storey rear extension and erection of a new attached dwelling, following demolition of existing garage. |
| <b>DECISION:</b>                | 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=622881](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=622881)

## REFUSED

- 1 The Council cannot be certain beyond reasonable scientific doubt that the proposed development either alone or in combination with other developments within the district will not adversely affect the integrity of the Epping Forest Special Area for Conservation and there are no alternative solutions or imperative reasons of overriding public interest why the proposed development should be permitted. Also, in the absence of an appropriate legal agreement to mitigate such adverse impacts, the proposed development is therefore contrary to Policies DM2 & DM22 of the Local Plan Submission Version 2017, Paragraph 180 of the NPPF 2021, and the requirements of the Habitats Regulations 2017.
  
- 2 By reason of the intensification of residential use at the site and cramped nature of the development, infilling an open aspect in an otherwise compact street scene, the proposal would have a poor appearance, harmful to the character and appearance of the locality. Moreover, it would result an inappropriately intense use of the application site within the context of a street already experiencing intense use of on-street parking. The development is therefore likely to be harmful to the character and visual amenities of the locality and amount to an undesirable precedent for permitting similarly harmful development in the surrounding area with the cumulative effect of exacerbating the harmful consequence of the proposal. Accordingly, the proposed development is contrary to Policies CP2 (iv), CP7, DBE1, DBE11 & ST4 of the adopted Local Plan 1998 & 2006, Policy DM9 & T1 of the Local Plan Submission Version 2017, and the NPPF 2021.

No Way forward.

## 58. PLANNING APPLICATION - EPF/1880/19 PARKING AREA AT SOUTHERN END OF CUL-DE-SAC, THATCHERS CLOSE, LOUGHTON IG10 3SP

|                        |  |
|------------------------|--|
| <b>APPLICATION No:</b> | EPF/1880/19  |
| <b>SITE ADDRESS:</b>   | Parking area at southern end of cul-de-sac<br>Thatchers Close<br>Loughton<br>Essex<br>IG10 3SP |

|                                 |   |
|---------------------------------|---|
| <b>PARISH:</b>                  | Loughton  |
| <b>WARD:</b>                    | Loughton Fairmead   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Erection of one 2 storey affordable home with 2 parking spaces. |
| <b>DECISION:</b>                | 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=62687](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=62687)

### DEFERRED

#### 59. PLANNING APPLICATION - EPF/2056/19 142 BUCKHURST WAY, BUCKHURST HILL IG9 6HP

|                                 |  |
|---------------------------------|--|
| <b>APPLICATION No:</b>          | EPF/2056/19  |
| <b>SITE ADDRESS:</b>            | 142 Buckhurst Way<br>Buckhurst Hill<br>Essex<br>IG9 6HP  |
| <b>PARISH:</b>                  | Buckhurst Hill   |
| <b>WARD:</b>                    | Buckhurst Hill East  |
| <b>DESCRIPTION OF PROPOSAL:</b> | Demolition of bungalow and construction of a two storey building of four luxury flats with room in the roof. |
| <b>DECISION:</b>                | 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=627575](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=627575)

### REFUSED

- 1 The proposed development, by virtue of the increased level of development proposed represents an over intensive use of a limited site, demonstrated by the increased scale and bulk of the building which would be out of character with the scale and pattern of development in the surrounding area, and the increased activity including vehicle movements close to a bend in the road. As such the development would be contrary to policies CP7, DBE2, DBE9 and ST4 of the adopted Local Plan and Alterations, policies T1, T2, DM9 and DM10 of the Local Plan Submission Version (2017) and the NPPF.
- 2 The proposed development fails to provide adequate access to the building for all, and in the absence of lift access to the upper flats, the development fails to meet sustainable development and lifetime objectives, contrary to policies CP1, CP6 and CP7 of the adopted Local

Plan and Alterations, policies SP1, H1, DM9 and DM10 of the Local plan Submission Version 2017, and the NPPF.

- 3 In the absence of a completed Section 106 planning obligation the proposed development fails to mitigate against the adverse impact that it will have on the Epping Forest Special Area for Conservation in terms of recreational pressure and air pollution. Failure to secure such mitigation is contrary to policies CP1, CP6 and NC1 of the Epping Forest Local Plan (1998) and Alterations (2006), policies DM 2 and DM 22 of the Epping Forest District Local Plan Submission Version 2017, Paragraph 180 of the NPPF, and the requirements of the Habitats Regulations 2017.

**60. PLANNING APPLICATION - EPF/1972/21 4 ELY PLACE, CHIGWELL IG8 8AG**

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/1972/21   |
| <b>SITE ADDRESS:</b>            | 4 Ely Place<br>Chigwell<br>IG8 8AG  |
| <b>PARISH:</b>                  | Chigwell  |
| <b>WARD:</b>                    | Chigwell Village  |
| <b>DESCRIPTION OF PROPOSAL:</b> | Proposed first floor side extension, repositioning of front entrance door, front porch and canopy and first floor landing window. (Revised application to EPF/1386/21). |
| <b>DECISION:</b>                | 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=655074](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=655074)

**DEFERRED**

**CHAIRMAN**