

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: District Development Management Committee **Date:** 27 July 2022

Place: Council Chamber - Civic Offices **Time:** 7.00 - 7.50 pm

Members Present: P Keska (Chairman), B Rolfe (Vice-Chairman), H Brady, S Heap, S Heather, H Kane, H Kauffman, T Matthews, R Morgan, C C Pond and I Allgood

Other Councillors: -

Apologies: R Baldwin, I Hadley and J M Whitehouse

Officers Present: A Marx (Development Manager Service Manager (Planning)), G Woodhall (Team Manager - Democratic & Electoral Services) and R Moreton (Corporate Communications Officer)

Officers Present virtually: J Leither (Democratic Services Officer).

1. WEBCASTING INTRODUCTION

On behalf of the Chairman, the Team Manager for Democratic & Electoral Services, G Woodhall, reminded everyone present that the meeting would be broadcast live to the internet and would be capable of repeated viewing, which could infringe their human and data protection rights.

2. ADVICE FOR PUBLIC & SPEAKERS AT PLANNING COMMITTEES

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements adopted by the Council to enable persons to address the Committee. The Committee noted the advice provided for the public and speakers in attendance at meetings of the Council's planning committees.

3. SUBSTITUTE MEMBERS

The Committee was advised that the following substitute members had been appointed for the meeting:

- (a) Councillor I Allgood for Councillor R Baldwin.

4. DECLARATIONS OF INTEREST

No declarations of interest were made by members of the Committee, pursuant to the Council's Code of Member Conduct.

5. MINUTES

Cllr S Heap welcomed the revisions that had been made to the minutes of the meeting held on 26 January 2022 but felt that they still did not go far enough to reflect the situation with the planning application for 48 Russell Road in Buckhurst Hill. Cllr S Heap still felt that the drawings which had been presented to the Committee illustrating the relationship between the application site and neighbouring properties were incorrect. Although the decision made by the Committee that evening had been upheld at Judicial Review, as this was based upon incorrect drawings the developer would not be able to comply with them when construction began. Cllr S Heap felt that the situation was chaotic, and this was not quite conveyed in the revised minutes but would not request further revisions to be made.

RESOLVED:

- (1) That the minutes of the meeting of the Committee held on 26 January 2022 be taken as read and signed by the Chairman as a correct record; and
- (2) That the minutes of the meeting of the Committee held on 20 April 2022 be taken as read and signed by the Chairman as a correct record.

6. SITE VISITS

There were no site visits requested for any of the applications under consideration at the meeting.

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

The Committee was reminded that a briefing note had been prepared to ensure that a consistent approach was taken to the provision of planning policy advice, following the publication of the Epping Forest District Local Plan Submission Version (LPSV) on 18 December 2017 and the Main Modifications to the LPSV which had been published for consultation on 15 July 2021. Members were advised that the primary purpose of the briefing note was to inform development management activities and to provide assistance for Councillors, Officers, Applicants, Planning Agents and other persons involved in the development management process.

Resolved:

- (1) That the Planning Policy Briefing Note for the Epping Forest District Local Plan Submission Version be noted.

8. PLANNING APPLICATION EPF/2502/20 - LAND AND GARAGES, CHEQUERS ROAD SITE, LOUGHTON

The Service Manager for Development Management, A Marx, presented a report for the erection of one residential building accommodating eight flats with associated parking spaces and landscaping. This application had been considered by Area Planning Sub-Committee South at its meeting on 8 June 2022 with an Officer recommendation to grant permission. The Sub-Committee deferred the application to this Committee with a recommendation to refuse permission, as they felt the scheme was incongruous, of poor design due to its bulk and overbearing impact, and out of character with the street scene at this location. If the Committee was minded to grant planning permission, Planning Officers were proposing two additional planning conditions pertaining to the provision of a Residual Travel Information Pack to each

dwelling within the development, and the installation of all photovoltaic panels prior to first occupation of the residential units.

A Marx stated that the application site had previously contained Council-owned single-storey garage blocks, which had been removed, and backed on to the Central Line on the London Underground. The existing properties on Chequers Road were a mixture of semi-detached and terraced dwellings. The site was not within the Metropolitan Green Belt or a Conservation Area. The building would be roughly rectangular in shape with four flats at first floor level and four flats at second floor level, plus undercroft parking with space for six cars, eight bicycles, store and bin storage. Each flat would have a balcony, and there was a communal garden to the rear of the building. Planning Officers were of the opinion that the application was a modern scheme that would have a positive impact on the existing street scene.

The Committee noted the summary of representations that had been received in relation to this application, and heard from the Applicant's Agent before proceeding to debate the application.

A Marx clarified the following points during the discussion:

- There would be a total of six parking spaces for use by the residents of the eight flats;
- The parking spaces would be allocated such that the one-bedroom flats would share spaces while the two-bedroom flats would be allocated a space each;
- The Council's policy was that if the development was within a certain distance of an Underground Station then less parking spaces could be provided;
- The proposed building would be less than one metre higher than the adjacent buildings;
- The balconies would have privacy screens and there would be no impact on the neighbouring properties in respect of overlooking;
- The Council's policy did not require lifts to be installed, just that some of the units should be accessible – which the ground floor units would be;
- Planning Officers were unaware of the reasons as to why this scheme had been submitted to replace the scheme previously granted permission in 2015;
- Development of the scheme granted permission in 2015 had commenced but not been completed.

Cllr C C Pond proposed a further two additional conditions: for the submission of a Construction Method Statement for the scheme to minimise noise and disturbance to neighbours, and carbon emissions; and for the safeguarding of the community amenity space to stop the storage of inappropriate material or further parking on that area.

Cllr H Brady proposed approval of the application in line with the Officer's recommendation, with the two additional conditions proposed by Officers and the two additional conditions proposed by Cllr C C Pond; this was seconded by Cllr H Kane. The vote by the Committee was tied, and the Chairman used his casting vote to grant permission for the scheme.

Decision:

(1) That planning application EPF/2502/20 for the land and garages on the Chequers Road site in Loughton be granted planning permission subject to:

- (a) the completion of a Section 106 legal agreement under the Town and Country Planning Act 1990 to pay financial contributions towards mitigation measures for the Epping Forest Special Area of Conservation; and

(b) the following planning conditions:

1...The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2...The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans: P1 Existing Site Plan P4 Proposed Site Plan P4 North and South Elevation P3 East and West Elevation P2 Ground Floor P2 First Floor P2 Second Floor P3 Roof Plan P3 Proposed Sections.

3...The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those specified in the submitted application form.

4...Prior to any above groundworks, details and location of the parking spaces (including garages) equipped with active and/or passive Electric Vehicle Charging Point(s) shall have been submitted to and approved in writing with the Local Planning Authority (LPA). The installation of EVCP shall be completed in accordance with the approved details and made operational prior to first occupation. The details shall include:

- Location of active and passive charging infrastructure;
- Specification of charging equipment; and
- Operation/management strategy.

The council will expect that a management plan for the charging points is set out clearly. This will address:

- a) Which parking bays will have active and/or passive charging provision, including disabled parking bays;
- b) How charging point usage will be charged amongst users;
- c) The process and the triggers for identifying when additional passive charging points will become activated; and
- d) Electricity supply availability. The electricity supply should be already confirmed by the Network Provider so that the supply does not need to be upgraded at a later date.

5...Prior to any above ground works, full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) shall be submitted to and approved in writing by the Local Planning Authority. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of the building or completion of the development, whichever is the sooner. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. 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.

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.

7...Prior to any above ground works, details of levels shall have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.

8...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.

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...Prior to any above groundworks, a strategy to facilitate super-fast broadband for future occupants of the site shall have been submitted to and approved in writing by the Local Planning Authority (LPA). The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway, unless evidence is put forward and agreed in writing by the LPA that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure. The development of the site shall be carried out in accordance with the approved strategy.

11...No preliminary ground works shall take place until a flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tool. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.

12...The development be carried out in accordance with the drainage strategy (Preliminary Drainage Strategy Buildover Option, 1639-CCE-00-00-DR-D-55-P-0301-D2-P07) submitted with the application unless otherwise agreed in writing with the Local Planning Authority.

13...No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

1. The parking of vehicles of site operatives and visitors
2. Loading and unloading of plant and materials
3. Storage of plant and materials used in constructing the development
4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
5. Measures to control the emission of dust and dirt during construction, including wheel washing.

6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
7. Tree protection measures.
8. Measures to minimise carbon emissions arising from construction activity.

14...The rear communal garden space shall not be used for residential storage purposes nor for parking of vehicles unless agreed in writing by the Local Planning Authority.

15...Prior to first occupation of the development, the Developer shall be responsible for the provision, implementation and distribution of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include eight one day travel vouchers for use with the relevant local public transport operator. These packs (including tickets) are to be provided by the Developer to each dwelling free of charge.

16...Prior to first occupation of the residential units hereby approved all photovoltaic panels indicated shall be installed and thereafter maintained for the life of the development.

9. ANY OTHER BUSINESS

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

10. EXCLUSION OF PUBLIC AND PRESS

The Committee noted that there was no business which necessitated the exclusion of the public and press from the meeting.

CHAIRMAN