

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

**Committee:** Area Planning Sub-Committee **Date:** 22 November 2017  
South

**Place:** Council Chamber, Civic Offices, **Time:** 7.30 - 9.10 pm  
High Street, Epping

**Members Present:** G Chambers (Chairman), A Patel (Vice-Chairman), R Baldwin, S Heap, R Jennings, J Jennings, H Kauffman, A Lion, G Mohindra, S Neville, C P Pond, C C Pond, C Roberts, D Roberts and D Wixley

**Other Councillors:**

**Apologies:** A Beales, K Chana, L Girling, J Knapman, L Mead, B Sandler and D Sunger

**Officers Present:** S Solon (Principal Planning Officer), J Leither (Democratic Services Officer) and A Rose (Marketing & Digital Content Officer)

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### **34. 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.

### **35. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting of the Sub-Committee held on the 25 October 2017 to be taken as read and signed by the Chairman as a correct record.

### **36. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillor G Chambers declared a non-pecuniary interest in the following item of the agenda by virtue of being a member of the Loughton Leisure Customer Forum and a member of the Leisure Management Contract Monitoring Board. The Councillor had determined that his interest was non-pecuniary and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2338/17 – Loughton Leisure Centre, Traps Hill, Loughton.

(b) Pursuant to the Council's Code of Member Conduct, Councillor A Patel declared a non-pecuniary interest in the following item of the agenda by virtue of being a representative of the Loughton Leisure Customer Forum. The Councillor had determined that his interest was non-pecuniary and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2338/17 – Loughton Leisure Centre, Traps Hill, Loughton.

(c) Pursuant to the Council's Code of Members Conduct, Councillor R Jennings declared a non-pecuniary interest in the following item of the agenda by virtue of being a close friend of one of the main objectors. The Councillor had determined that his interest was non-pecuniary and that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/2398/17 – Stanmores and Little Stanmores, Clays Lane, Loughton.

(d) Pursuant to the Council's Code of Member Conduct, Councillor D Wixley declared a non-pecuniary interest in the following item of the agenda by virtue of recently attending a site meeting with regard to the changing rooms and disabled access. The Councillor had determined that his interest was non-pecuniary and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2338/17 – Loughton Leisure Centre, Traps Hill, Loughton.

(e) Pursuant to the Council's Code of Members Conduct, Councillor C C Pond declared a non-pecuniary interest in the following item of the agenda by virtue of being approached over time by many residents regarding this application. The Councillor had determined that his interest was non-pecuniary and didn't think he was personally conflicted but to avoid any accusation to the contrary he would leave the meeting for the consideration of the application and voting thereon:

- EPF/2398/17 – Stanmores and Little Stanmores, Clays Lane, Loughton.

(f) Pursuant to the Council's Code of Members Conduct, Councillor J Jennings declared a non-pecuniary interest in the following item of the agenda by virtue of being a close personal friend of one of the main objectors. The Councillor had determined that her interest was non-pecuniary and that she would leave the meeting for the consideration of the application and voting thereon:

- EPF/2398/17 – Stanmores and Little Stanmores, Clays Lane, Loughton.

(g) Pursuant to the Council's Code of Member Conduct, Councillor G Mohindra declared a non-pecuniary interest in the following item of the agenda by virtue of being the Chairman of Governors at Epping Forest College to which Loughton Leisure Centre offered fitness facilities to the College. The Councillor had determined that his interest was non-pecuniary and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2338/17 – Loughton Leisure Centre, Traps Hill, Loughton.

(h) 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 being a member of the Loughton Leisure Centre. The Councillor had determined that his interest was non-pecuniary and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2338/17 – Loughton Leisure Centre, Traps Hill, Loughton.

**37. ANY OTHER BUSINESS**

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

**38. DEVELOPMENT CONTROL**

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

**RESOLVED:**

That the planning applications numbered 1 – 4 be determined as set out in the attached schedule to these minutes.

**39. PROBITY IN PLANNING - APPEAL DECISIONS, 1 APRIL 2017 TO 30 SEPTEMBER 2017**

The Sub-Committee received a report regarding Probity in Planning – Appeal Decisions 1 April 2017 to 30 September 2017.

In compliance with the recommendation of the District Auditor, the report advised the Sub-Committee of the results of all successful allowed appeals and the consequences of the decisions. In addition, two local indicators were measured, which included all planning application type appeals as a result of committee reversals of officer recommendations (GOV008) and the performance of officer recommendations and delegated decisions (GOV007).

Over the six-month period between 1 April 2017 and 30 September 2017, the Council received 56 decisions on appeals (48 of which were planning related appeals, the other 8 were enforcement related).

GOV07 and 08 measured planning application related appeal decisions and out of a combined total of 48, 15 were allowed (31.3%). Broken down further, GOV007 performance was 4 out of 32 allowed (12.5%) and GOV008 performance was 11 out of 16 (68.8%).

Out of the planning appeals that arose from decisions of the Plans South Sub-Committee to refuse contrary to the recommendation put to them by officers during the 6-month period, 8 appeals were allowed against decisions made and 3 were dismissed.

**RESOLVED:**

That the probity in Planning report covering the period 1 April 2017 to 30 September 2017 be noted.

**CHAIRMAN**

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**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/2778/16
<b>SITE ADDRESS:</b>	Old Farm Green Lane Chigwell Essex IG7 6DN
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Row
<b>DESCRIPTION OF PROPOSAL:</b>	Retrospective application for an agricultural building for storage of hay.
<b>DECISION:</b>	Refuse Permission

**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=588721](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=588721)

**REASON FOR REFUSAL**

- 1 The building this application relates to is located on land that has a high probability of flooding, designated as within Flood Zone 3. The application fails to demonstrate the building will not increase flood risk elsewhere and, notwithstanding whether it would increase flood risk, the building could demonstrably be provided on other land that appears to be available and which is at lower risk of flooding, within Flood Zone 1. The proposal therefore conflicts with Local Plan and Alterations Policy U2A, which is consistent with the National Planning Policy Framework.

**Way Forward:**

Members were aware there is adjacent land in the applicant's ownership that is in Flood Zone 1 and that a previously submitted Flood Risk Assessment was found to be deficient by the Environment Agency. They considered any further application should explore alternative siting for the building on land in Flood Zone 1 (i.e. carry out a robust sequential test) and should include a Flood Risk Assessment that addresses the concerns of the Environment Agency.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/2103/17
<b>SITE ADDRESS:</b>	32 Ollards Grove Loughton Essex IG10 4DW
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>DESCRIPTION OF PROPOSAL:</b>	Extension to existing loft space and roof alterations to add additional bedrooms.
<b>DECISION:</b>	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=597881](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=597881)

**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 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.
- 4 A landscape screen shall be provided and maintained in perpetuity along the entire site boundary with 1 High Oaks, Park Hill, Loughton.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/2338/17
<b>SITE ADDRESS:</b>	Loughton Leisure Centre Traps Hill Loughton Essex IG10 1SZ
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of octagon room and replacement with new fitness suite including mezzanine level and mainly glazed frontage.
<b>DECISION:</b>	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=598997](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=598997)

**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:  
  
P4560 -02: 1100A, 1150A, 1151A, 1152A, 1200A, 1201A, 1202A, 1300A, 1350A, Design and Access Statement 5045: D-001, SW, Drainage Strategy.
- 3 The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.
- 4 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. 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, unless the Local Planning Authority gives its written consent to any variation.

- 5 No development, including works of demolition or site clearance shall take place until details of the retained landscaping (trees/ hedges) and their methods of protection (in accordance with BS5837:2012 - Trees in relation to design, demolition and construction - Recommendations) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved details unless the Local Planning Authority gives its written consent to any variation.
- 6 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 7 No development shall take place until details of levels 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 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.
- 9 The development hereby approved shall not be commenced until details of the provision of new car parking spaces to replace those lost as a consequence of the development are submitted to and approved in writing by the Local Planning Authority. The approved parking spaces shall be constructed and made available for use prior to the occupation of the development.
- 10 The development shall not be commenced until details of how unrestricted pedestrian passage along Gould's Alley shall be maintained throughout its construction have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.



**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/2398/17
<b>SITE ADDRESS:</b>	Stanmores and Little Stanmores Clays Lane Loughton Essex IG10 2RZ
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Johns
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of Stanmores and Little Stanmores and erection of three detached dwellings.
<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=599273](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=599273)

This application was deferred to allow for the submission of further information by the Applicant, specifically a street-scene elevation drawing showing the proposed development in context with Goldings House, Clays Lane and 6 Stanmore Way.

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