

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 25 April 2018
South

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 10.10 pm
High Street, Epping

Members Present: G Chambers (Chairman), R Baldwin, A Beales, K Chana, R Jennings, H Kauffman, A Lion, L Mead, G Mohindra, C P Pond, C C Pond, D Sunger and D Wixley

Other Councillors: R Brookes

Apologies: A Patel, S Heap, J Jennings, J Knapman, S Neville, C Roberts, D Roberts and B Sandler

Officers Present: S Solon (Principal Planning Officer), J Leither (Democratic Services Officer), J Shutt (Senior Housing Development Officer) and A Hendry (Senior Democratic Services Officer)

67. WEBCASTING INTRODUCTION

The Democratic Services Officer 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. 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 one of the objectors. 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/2758/17 – 12 High Elms, Chigwell IG7 6NF

- (b) 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 viewing one of the properties with the intent of being a prospective buyer. 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/0319/18 – 52 & 54 Palmerston Road, Buckhurst Hill IG9 5LH

69. ANY OTHER BUSINESS

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

70. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 11 be determined as set out in the attached schedule to these minutes.

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/2315/17
SITE ADDRESS:	49 Manor Road Chigwell Essex IG7 5PL
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Erection of ground floor front extensions and front porch/portico with balcony over.
DECISION:	Grant 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=598933

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 49-RP-200, 49-RP-201, 49-RP-202, 49-RP-203, 49-RP-204 REV. A, 49-RP-205 REV. A, 49-RP-206 REV. A. The underside of the balcony shall not exceed a height of 2.6 metres above the highest adjacent ground level.

Report Item No: 2

APPLICATION No:	EPF/0319/18
SITE ADDRESS:	52 & 54 Palmerston Road Buckhurst Hill Essex IG9 5LH
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Retaining wall and fencing to front and proposed parking bays and new crossovers for nos 52 and 54.
DECISION:	Grant 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=605478

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

Report Item No: 3

APPLICATION No:	EPF/2758/17
SITE ADDRESS:	12 High Elms Chigwell Essex IG7 6NF
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Demolition of existing bungalow and replacement with 2 no. two storey dwellings with basements.
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=601074

This application was deferred in order that the Applicants are given an opportunity to submit a Basement Impact Assessment and in order that Officers assess any submission, in accordance with the provisions of Draft Local Plan (Submission Version 2017) policy DM 12.

Report Item No: 4

APPLICATION No:	EPF/3177/17
SITE ADDRESS:	105 Manor Road Chigwell Essex IG7 5PN
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Proposed demolition of existing property and erection of a development of 3 no. 2 bed flats and 1 no. 1 bed flat including car parking.
DECISION:	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=602734

REASONS FOR REFUSAL

- 1 By reason of its poor form and detailed design the proposal would fail to respect its setting or make a positive contribution to the street scene. As a consequence the proposal would cause harm to the character and appearance of the locality and serve as a material consideration that weighs in favour of permitting similarly harmful development in the locality. Accordingly, the proposal is contrary to Local Plan and Alterations Policies CP2(iv), and DBE1(i) and to Draft Local Plan (Submission Version 2017) policy DM 9, para A (i) & (ii), which are consistent with the National Planning Policy Framework.
- 2 By reason of the failure to provide adequate private amenity space for the residents of the proposed flats, the proposal would create poor living conditions for those residents, contrary to Local Plan and Alterations policy DBE8, which is consistent with the National Planning Policy Framework.
- 3 By reason of the failure of the proposal to provide off-street car parking in accordance with the provisions of the Essex County Council Parking Standards (September 2009), the proposal would be likely to give rise to conflicts between manoeuvring vehicles within the vicinity of the access to the car park within the car park and on the adjacent highway to the detriment of the free and safe flow of on Manor Road. In particular, insufficient numbers of parking spaces are proposed and their dimensions are significantly smaller than the specified preferred bay size for cars. As a consequence the proposal would cause harm to the interests of highway safety, contrary to Local Plan and Alterations Policies ST4(ii) & (iii) and ST6 and to Draft Local Plan (Submission Version 2017) policy T1 para C(iv) and para F(iv) which are consistent with the National Planning Policy Framework.

Way Forward:

Members were open to an alternative proposal that addressed their objections a set out in the reasons for refusal.

Report Item No: 5

APPLICATION No:	EPF/3210/17
SITE ADDRESS:	Former Delivery Office 256 High Road Loughton Essex IG10 1RB
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Demolition of existing buildings and construction of 29 retirement apartments in a single building of 3, 4 and 5 storeys in height, alongside associated access, amenity space, landscaping and parking
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=602833

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: 866-PL- 01B, 02A, 03A, 04D, 05C, 06F, 07F, 08F, 09F, 10F, 11D 12E, 13E, 14C, 15C
- 3 No development shall take place until details of surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 4 No construction works above ground level shall take 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. The development shall be implemented in accordance with such approved details.
- 5 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.

- 6 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.
- 7 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.
- 8 Prior to the commencement of any works a method statement for before, during and post construction shall be submitted to and approved in writing by the Local Planning Authority. This should cover precautionary methods to avoid any potential impacts on bats and birds.
- 9 A biodiversity enhancement statement shall be submitted to and approved in writing by the Local Planning Authority approval prior to commencement of works. This should include bird and bat boxes and native planting.
- 10 No development shall take place until a Phase 2 site investigation has been carried out. A protocol for the investigation shall be submitted to and approved by the Local Planning Authority before commencement of the Phase 2 investigation. The completed Phase 2 investigation report, together with any necessary outline remediation options, shall be submitted to and approved by the Local Planning Authority prior to any redevelopment or remediation works being carried out. The report shall assess potential risks to present and proposed humans, property including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, groundwaters and surface waters, ecological systems, archaeological sites and ancient monuments and the investigation must be conducted in accordance with DEFRA and the Environment Agency's "Model Procedures for the Management of Land Contamination, CLR 11", or any subsequent version or additional regulatory guidance.
[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the remediation scheme condition that follows]
- 11 Should Land Contamination Remediation Works be identified as necessary under the above condition, no development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use has been

submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved remediation scheme unless otherwise agreed in writing by the Local Planning Authority. The remediation scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures and any necessary long term maintenance and monitoring programme. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 or any subsequent version, in relation to the intended use of the land after remediation.

[Note: This condition must be formally discharged by the Local Planning Authority before the submission of details pursuant to the verification report condition that follows]

- 12 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
- 13 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.
- 14 The development shall be carried out in accordance with the flood risk assessment (Former Delivery Office Flood Risk Assessment Final Report v1.1, Ref 3932/FRA/Final/v1.1/2017-11-24) and drainage strategy submitted with the application unless otherwise agreed in writing with the Local Planning Authority.
- 15 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.

- 16 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 Skilled Ecology Consultancy Ltd Tree Protection Plan drawing number 18-03revF dated September 2017.
- 17 Notwithstanding the proposed parking layout as shown on drawings 866-PL-11D and 866-PL-06F, a full layout of parking shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works
- 18 An electric vehicle charging point shall be provided for each of the proposed parking spaces prior to first occupation.
- 19 Prior to first occupation measures shall be incorporated within the development to ensure a water efficiency standard of 110 litres (or less) per person per day.
- 20 The development hereby approved shall not be occupied by persons less than 55 years of age.
- 21 The development hereby approved shall not be commenced until details of the layout of the access to the site from High Road, Loughton have been submitted to an approved in writing by the District Council. The details submitted shall include proposals to secure pedestrian safety. The development shall be implemented in accordance with the approved details.

And subject to the completion of a S106 Legal agreement to secure appropriate financial contributions for the management and monitoring of visitors to the Epping Forest Special Area of Conservation. The Section 106 will also secure the implementation of a car pool / car share for the development. This agreement shall be completed no later than Friday 10th August 2018

Report Item No: 6

APPLICATION No:	EPF/0201/18
SITE ADDRESS:	1 Brook Parade Chigwell Essex IG7 6PD
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	3 no. fascia signs and 1 no. projecting sign.
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=604898

CONDITIONS

- 1 Notwithstanding the submitted details of the projecting sign, that display shall not be illuminated.

Report Item No: 7

APPLICATION No:	EPF/0206/18
SITE ADDRESS:	25 Felstead Road Loughton Essex IG10 3BB
PARISH:	Loughton
WARD:	Loughton Roding
DESCRIPTION OF PROPOSAL:	Construction of new 4 bedroom house within site of existing house. Single storey rear extension to existing house.
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=604914

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 numbered A1/649/01 and 02
- 3 No development shall take place until details of surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 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 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.
- 6 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.
- 7 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed at the site. The installed cleaning facilities shall be used to clean vehicles wheels immediately before leaving the site.
- 8 The works to the existing dwelling, comprising of construction of the rear extension, formation of vehicle crossover and construction of parking space (subject to details pursuant to condition 4 above) shall be fully completed prior to first occupation of the new dwelling hereby permitted.
- 9 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 or roof enlargements generally permitted by virtue of Classes A and, 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: 8

APPLICATION No:	EPF/0330/18
SITE ADDRESS:	157 Manor Road Chigwell Essex IG7 5QA
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Change of use of existing outbuildings r/o 157 and r/o 159 to class B1 (A) - business start up units
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=605521

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 numbers 8434/301, 302 and 303. The ancillary storage areas indicated on the approved plans shall be retained as storage space and shall not be used as office space.
- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended, and the Town and Country Planning (Use Classes) Order 1987 as amended (or any other Order revoking, further amending or re-enacting those Orders), the buildings shall only be used for office purposes as defined within Class B1 of the said Use Classes Order and for no other purpose (including any other purpose within Class B1) without the prior written permission of the Local Planning Authority.
- 4 The buildings shall only be used between 7am and 7pm Mondays to Fridays, 7am and 5pm Saturdays, and at no times on Sundays, Bank or Public Holidays without prior consent from the Local Planning Authority.

Report Item No: 9

APPLICATION No:	EPF/0336/18
SITE ADDRESS:	Greenacres Vicarage Lane Chigwell Essex IG7 6LS
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Proposed railings to front and side of driveway.
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=605527

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: JA12_E_NE_001 P1; JA12_E_SE_001 P1; JA12_P_00_001 P1; G200_P_00_001 P1; G200_E_SE_001 P1; G200_E_NE_001 P1

Report Item No: 10

APPLICATION No:	EPF/0353/18
SITE ADDRESS:	71 Roundmead Avenue Loughton Essex IG10 1PZ
PARISH:	Loughton
WARD:	Loughton St Johns Loughton St Marys
DESCRIPTION OF PROPOSAL:	Alterations/extension to existing roof/loft conversion, alterations to existing ground floor rear extension, garage conversion/internal alterations.
DECISION:	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=605597

REASONS FOR REFUSAL

- 1 By reason of the excessively bulky roof design for the house that would arise together with the provision of over-dominant window openings with Juliet balconies in the proposed rear dormer window, the proposal would appear incongruous, fail to complement the existing house or make a positive contribution to the street scene. As a consequence the proposal would cause harm to the character and appearance of the locality. Accordingly, the proposal is contrary to Local Plan and Alterations Policies CP2(iv), and DBE10 (i) & (ii) and to Draft Local Plan (Submission Version 2017) policies DM 9, para A (i) & (ii), and DM 10 para E, which are consistent with the National Planning Policy Framework.

Way Forward:

Members were suggested a hipped roof design together with smaller dormer window openings be considered as a way to overcome their objections.

Report Item No: 11

APPLICATION No:	EPF/0523/18
SITE ADDRESS:	12 Eleven Acre Rise Loughton Essex IG10 1AN
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Demolition and remodel of the existing roof to allow for a master bedroom within the loft. Material changes to the existing house and a ground floor rear and side extension.
DECISION:	Grant 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=606217

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.