

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 11 June 2018
South

Place: Council Chamber, Civic Offices, **Time:** 7.00 - 9.20 pm
High Street, Epping

Members Present: D Sunger (Chairman), A Patel (Vice-Chairman), R Baldwin, S Heap, R Jennings, L Mead, G Mohindra, S Neville, M Owen, C P Pond, C C Pond, C Roberts, J Share-Bernia and D Wixley

Other Councillors:

Apologies: A Beales, R Brookes, G Chambers, K Chana, J Jennings, H Kauffman, J Knapman, A Lion, S Murray, D Roberts and B Sandler

Officers Present: J Doe (Senior Planning Officer), A Hendry (Senior Democratic Services Officer) and J Leither (Democratic Services Officer)

7. 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. He also stated that he would be a non-voting chairman.

8. DECLARATIONS OF INTEREST

There were no declarations of interests pursuant to the Council's Code of member Conduct.

9. ANY OTHER BUSINESS

Councillor Heap noted that Area Plans South had recently made a referral to the District Development Management Committee (DDMC) on an enforcement issue regarding 49 Manor Road, Chigwell. They wished DDMC to review the case and if in agreement with them authorise enforcement action to be taken against this application, as a planning sub-committee did not have the power to do this. In the end DDMC just noted the report which was not the point of the referral. He asked if this was a suitable case to be referred to the Audit and Governance Committee for their consideration on the handling of this case.

Councillor Patel agreed that they had referred it to DDMC for consideration of enforcement action. Councillor Neville agreed that they had sent this application to DDMC to consider enforcement action. He asked if this should go to the relevant Select Committee for them to scrutinise?

Councillor Mohindra proposed that this be considered at the next Constitution Working Group meeting. That this Sub-committee ask them to look at the possibility

of Planning Sub-Committees being given the power to recommend enforcement action. This was seconded by Councillor Chris Pond and agreed by the Sub-Committee.

RESOLVED:

That the principal of a Planning Sub-Committee recommending enforcement action be considered at the next Constitution Working Group meeting.

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

The Sub-Committee noted Local Plan – Planning Policy briefing note.

11. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 12 be determined as set out in the attached schedule to these minutes.

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/0021/18
SITE ADDRESS:	14 Shelley Grove Loughton Essex IG10 1BY
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Double storey side and rear extensions including basement and new patio area to rear garden. Balcony to first floor rear extension with privacy screens
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=604136

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 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.
- 3 Prior to first occupation of the development hereby approved, the proposed window openings in the flank elevations shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 4 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.
- 5 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.
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- 6 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.
 - 7 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
 - 8 The development hereby approved shall be carried out strictly in accordance with the recommendations of the Basement Impact Assessment dated April 2018 by Site Analytical Services Ltd.
 - 9 Prior to first construction of the front boundary treatment shown on approved plan SCC 9234/PL06 full details of soft landscape works, in the form of hedging to be planted immediately behind the walls with railings above, and implementation programme (linked to the development schedule) shall have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. 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.

Report Item No: 2

APPLICATION No:	EPF/0398/18
SITE ADDRESS:	9 Tomswood Road Chigwell Essex IG7 5QP
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Proposed 2 storey side and rear extension
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=605682

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 Prior to first occupation of the development hereby approved, the proposed window openings in the first floor flank elevation shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 3 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.
- 4 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.
- 5 If any tree, shrub or hedge shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.

Report Item No: 3

APPLICATION No:	EPF/0440/18
SITE ADDRESS:	2 Connaught Avenue Loughton Essex IG10 4DP
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Amendment to planning permission EPF/3078/17 (for conversion of house, plus previously approved extensions, to 5 flats) consisting of i) erection of two storey side extension to rear section facing Ollards Grove, and ii) installation of additional kitchen diner window to first floor rear elevation.
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=605877

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 facing brick, roof tile and joinery 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 The development hereby permitted will be completed strictly in accordance with the 5 approved drawings numbered MA10-2145-200.1, -201.1, -202.1, -203.1, and -204.1.

Report Item No: 4

APPLICATION No:	EPF/0454/18
SITE ADDRESS:	38 Chigwell Lane Loughton Essex IG10 3NY
PARISH:	Loughton
WARD:	Loughton Alderton
DESCRIPTION OF PROPOSAL:	Change of use of existing garage space to office (B1) and general internal alteration to main warehouse building to create office area A with a new window and door to the east elevation.
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=605937

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: PL01, PL02 Rev B, PL03 Rev B, PL04 Rev B, PL05 Rev B
- 2 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 3 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.
- 4 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.
- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any other Order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Schedule 2, Part 3, Class O to the Order shall be undertaken without the prior written permission of the Local Planning Authority.

Report Item No: 5

APPLICATION No:	EPF/0457/18
SITE ADDRESS:	38 Chigwell Lane Loughton Essex IG10 3NY
PARISH:	Loughton
WARD:	Loughton Alderton
DESCRIPTION OF PROPOSAL:	Proposed extension of opening time to 7 am - 10pm (Monday to Saturday) and single storey extension to create WC space to the cafe space.
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=605940

REASON FOR REFUSAL

- 1 The proposal relates to premises not in a town centre but within an employment area. The proposal is likely to introduce excessive noise and activity in the vicinity of the site, significantly later than the normal working day. Such noise and activity is likely to cause excessive harm to the living conditions of occupiers of neighbouring dwellings, particularly the four dwellings to the north of the site. The proposal is therefore contrary to policy DBE9 of the adopted Local Plan and Alterations; policies E 2 H. (i) DM 21 A. and B. of the Epping Forest District Local Plan Submission Version (2017); and, the provisions of the National Planning Policy Framework.

Way Forward:

Members suggested a change to the hours of opening that would not extend as late in the day may be considered as a way to overcome their objections.

Report Item No: 6

APPLICATION No:	EPF/0559/18
SITE ADDRESS:	8 New Forest Lane Chigwell Essex IG7 5QN
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Demolition of existing dwelling and erection of replacement two storey dwelling, with part basement, and accommodation in the roof including two rear dormer windows.
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=606356

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 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.
- 3 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 4 Details of measures to deal with surface water drainage shall be submitted to and approved by the Local Planning Authority before any works commence on site. Once approved these details shall be implemented in full.
- 5 An electric vehicle charging point shall be provided for the approved dwelling prior to first occupation.
- 6 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.
- 7 Prior to first occupation of the dwellings hereby approved measures to improve the ecological value of the site shall be implemented in accordance with details that have been submitted to and agreed in writing by the Local Planning Authority.

- 8 The development hereby permitted will be completed strictly in accordance with the approved drawings numbered PL001A, PL002, PL010 A, PL011A, PL012A, PL013A, PL020B, PL030B, PL031B, PL032A, PL100, PL110A, PL111C, PL112C, PL113C, PL114C, PL120B, PL130C, PL131C, PL132C, PL133B, PL134B.
- 9 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.
- 10 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.

Report Item No: 7

APPLICATION No:	EPF/0583/18
SITE ADDRESS:	Oaklands House Oaklands Warren Hill Loughton Essex IG10 4RL
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Raising of roof level to provide enclosure to new staircase to a proposed front roof level terrace and alterations at second floor level including change of hip to gable on east facing elevation, and formation of two rear dormers on rear north facing roof slopes.
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=606440

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.

Report Item No: 8

APPLICATION No:	EPF/0616/18
SITE ADDRESS:	60 Tycehurst Hill Loughton Essex IG10 1DA
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Single storey rear conservatory.
DECISION:	Refuse Permission (Householder)

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=606501

REASON FOR REFUSAL

- 1 The conservatory would lead to a material loss of residential amenity to occupiers of neighbouring dwellings by reasons of loss of privacy and a perception of a loss of privacy and represent an excessive addition of built form that would be detrimental to the appearance and character of the site and its setting. As such the proposal is contrary to policies DBE9 and DBE10 of the adopted Local Plan and Alterations; policies DM 9 A. (i) and H. (ii) and DM 10 E. of the Epping Forest District Local Plan Submission Version (2017); and, the provisions of the National Planning Policy Framework regarding high quality design.

The application site is situated on the southern side of a part of Tycehurst Hill. This part of the road runs generally west/east. To the west of the frontage of the application site Tycehurst Hill turns a corner to run north/south. This arrangement results in the rear boundary of three properties adjoining a side boundary of the application site.

Land levels in the locality of the application site fall from east to west and fall from north to south. Falling ground to the west mean those properties with rear boundaries adjoining the application site are at a significantly lower ground level than the position of the proposed conservatory. Consequently, the ground floor of the front elevation of the application property appears as a first floor when seen from the rear gardens and rear elevations of a number of residential properties to the west of the application site. Members were aware the application site has an unusual relationship to properties to the west.

The house at the application site is being constructed to a design the subject of a planning application (EPF/0617/16) allowed at appeal (APP/J1535/W/16/3152357). The approved plans show obscured screens on the terrace of the ground floor where the proposed conservatory would be set. The obscured screens are shown inset from the rear corners of the house, at a position of

where the side elevations of the proposed conservatory would be. A shallow area of open terrace would be set between the conservatory and a balustrade.

The proposed conservatory would add significant bulk to the rear elevation of the house. Due to the level changes described the additional height and bulk to be added to the house would appear overbearing and when seen from a number of neighbouring properties, especially those to the west. Members concluded the impact of the additional built form represented by the conservatory would be excessively overbearing due to the combination of bulk and relative height when seen from neighbouring properties.

Members considered the degree of harm caused could not be mitigated by any reasonable measure. They considered there was no way forward for the proposal.

Report Item No:9

APPLICATION No:	EPF/0621/18
SITE ADDRESS:	Warehouse at Tutein Farm Grove Lane Chigwell Essex IG7 6JQ
PARISH:	Chigwell
WARD:	Chigwell Row
DESCRIPTION OF PROPOSAL:	Demolition of existing commercial buildings and erection of 4 dwellings
DECISION:	Deferred to District Development Management Committee

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=606553

This application was deferred in order that the application be presented to the District Development Management Committee.

Report Item No: 10

APPLICATION No:	EPF/0629/18
SITE ADDRESS:	77 Stradbroke Grove Buckhurst Hill Essex IG9 5PE
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Single storey front extension at 1.2 metre depth and conversion of garage.
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=606561

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.

Report Item No: 11

APPLICATION No:	EPF/0634/18
SITE ADDRESS:	26 Stanmore Way Loughton Essex IG10 2SA
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Change of use of land to garden - extension of residential curtilage to include the paddock and stable.
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=606593

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: 2011/01A, 2011/02A
- 3 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 development generally permitted by virtue of Classes E and F of Part 1 or Class A of Part 2 of Schedule 2 to the Order or any earth moving shall be undertaken, without the prior written permission of the Local Planning Authority.
- 4 No caravans, movable buildings, motor vehicles or trailers shall be stationed on the land unless permitted in writing by the Local Planning Authority

Report Item No: 12

APPLICATION No:	EPF/0725/18
SITE ADDRESS:	26 Lee Grove Chigwell Essex IG7 6AF
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Proposed extension to the front porch and to the rear of the roof and ground floor
DECISION:	Refuse Permission (Householder)

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=606921

REASON FOR REFUSAL

- 1 The proposed single storey rear extension would by reason of its overall depth, appear overbearing and would result in a significant loss of outlook when viewed from the rear garden area and ground floor rear habitable room windows of number 28 Lee Grove. Accordingly, the proposal is contrary to policies CP2 (iv) and DBE9 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework regarding impact of residential extensions and alterations on neighbour amenity.

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