

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

**Committee:** Area Planning Sub-Committee **Date:** 22 August 2018  
South

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

**Members Present:** D Sunger (Chairman), A Patel (Vice-Chairman), R Brookes, S Heap, R Jennings, J Jennings, H Kauffman, A Lion, G Mohindra, S Murray, S Neville, C P Pond, C C Pond, B Sandler and D Wixley

**Other Councillors:**

**Apologies:** R Baldwin, A Beales, G Chambers, K Chana, L Mead, M Owen and J Share-Bernia

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

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### **24. 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.

### **25. MINUTES**

#### **RESOLVED:**

- (1) That the minutes of the Sub-Committee held on 25 July 2018 be taken as read and signed by the Chairman as a correct record subject to the wording of the decision on item 7 EPF/0846/18 – 2 Connaught Avenue, Loughton being amended to read 'Refuse Permission'.

### **26. 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 by virtue of knowing the objector.
  - (i) EPF/2758/17 – 12 High Elms, Chigwell.
- (b) Pursuant to the Council's Code of Member Conduct, Councillor D Sunger declared a non-pecuniary interest in the following item by virtue of conducting a site visit.
  - (i) EPF/0612/18 – 14 Ely Place, Chigwell.

- (c) Pursuant to the Council's Code of Member Conduct, Councillor A Patel declared a pecuniary interest in the following item and advised that he would leave the room for the presentation, discussion and voting thereon.
  - (i) EPF/1610/18 – Forest Place, Roebuck Lane, Buckhurst Hill.
- (d) Pursuant to the Council's Code of Member Conduct, Councillor G Mohindra declared a non-pecuniary interest in the following items by virtue of (i) being the Finance Portfolio Holder for Epping Forest District Council and (ii) knowing the family of the application.
  - (i) EPF/1293/18 – Pay and Display Car Park, Vere Road, Loughton; and
  - (ii) EPF/1610/18 – Forest Place, Roebuck Lane, Buckhurst Hill.
- (e) Pursuant to the Council's Code of Member Conduct, Councillor C C Pond declared a non-pecuniary interest in the following item by virtue of being consulted by EFDC as the Ward Member.
  - (i) EPF/1293/18 – Pay and Display Car Park, Vere Road, Loughton.

## **27. ANY OTHER BUSINESS**

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

## **28. EPPING FOREST DISTRICT LOCAL PLAN SUBMISSION VERSION - PLANNING POLICY BRIEFING NOTE**

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

## **29. DEVELOPMENT CONTROL**

### **(a) Site Visits**

The Planning Sub-Committee identified that the applications listed below be considered for a formal site visit prior to the consideration of the applications.

- (i) Item 4 EPF/1242/18 – 143-149 High Road and 2 Old Station Road, Loughton IG10 4LY; and
- (ii) Item 9 EPF/1610/18 – Forest Place, Roebuck Lane, Buckhurst Hill IG9 5QL.

### **(b) Planning Applications**

That the Planning Sub-Committee considered the remaining planning applications as set out in the agenda.

### **RESOLVED:**

- (1) That item 4 EPF/1242/18 143-149 High Road and 2 Old Station Road, Loughton IG10 4LY and item 9 EPF/1610/18 – Forest Place, Roebuck Lane, Buckhurst Hill IG9 5QL be deferred for a site visit; and
- (2) That the planning applications numbered 1-3, 5-9 and 10 be determined as set out in the schedule attached to these minutes.

**30. EXCLUSION OF PUBLIC AND PRESS****RESOLVED:**

That the public and press be excluded from the meeting for the items of business set out below on the grounds that they would involve the likely disclosure of exempt information as defined in the paragraphs of Part 1 of Schedule 12A of the Local Government Act 1972:

<b><u>Agenda Item No.</u></b>	<b><u>Subject</u></b>	<b><u>Exempt Information Paragraph Number</u></b>
10	Planning appeal in respect of refused Application EPF/2499/17 – 13-15A Alderton Hill, Loughton	3

**31. PLANNING APPEAL IN RESPECT OF REFUSED APPLICATION EPL/2499/17 - 13 -15A ALDERTON HILL, LOUGHTON**

Members deferred deciding upon this item until the next meeting of the Sub-Committee scheduled for 26 September 2018 in order that additional information may be presented to the Sub-Committee, including:

1. Clarification of Use Class of proposed development;
2. Clarification of liability for affordable housing contribution;
3. Clarification of whether units proposed would count towards meeting Local Plan housing target; and
4. Clarification of how the proposal should be handled in relation to the SAC.

**CHAIRMAN**

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**Report Item No:1**

<b>APPLICATION No:</b>	EPF/2758/17
<b>SITE ADDRESS:</b>	12 High Elms Chigwell Essex IG7 6NF
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing bungalow and replacement with 2 no. two storey dwellings with basements.
<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=601074](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=601074)

By reason of its scale and extent the proposed development would appear cramped within the application site, contrasting unsympathetically with neighbouring development and appearing incongruous in the street scene. The proposal would therefore cause harm to the character and appearance of the immediate locality, contrary to Local Plan and Alterations policies CP2(iv) and DBE1(i), and to Draft Local Plan (Submission Version 2017) policy DM 9 (paragraphs A & D), which are consistent with the NPPF.

**Way Forward:**

Members suggested reducing the number of dwellings to one in order to achieve an appropriate scale and intensity of development at the site.

**Report Item No:2**

<b>APPLICATION No:</b>	EPF/0612/18
<b>SITE ADDRESS:</b>	14 Ely Place Chigwell Essex IG8 8AG
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey side extension, part single and part two storey rear extension and division into 2 no. x 3 bedroom dwellings.
<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=606497](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=606497)

By reason of its scale and siting the proposed development would have a poor relationship to 14A Ely Place, appearing over-dominant in relation to it. As a consequence, the proposal would cause harm to the character and appearance of the locality contrary to Local Plan and Alterations policies CP2(iv) and DBE1, and to Draft Local Plan (Submission Version 2017) policies DM 9 (paragraphs A & D), which are consistent with the NPPF.

**Way forward:**

Members considered an appropriate reduction of scale consistent with restricting the numbers of dwellings at the application site to 1 would address their objections.

**Report Item No:3**

<b>APPLICATION No:</b>	EPF/0999/18
<b>SITE ADDRESS:</b>	Flat The Firs 191 High Road Chigwell Essex IG7 5AS
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing bungalow and erection of building to provide four flats.
<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=607996](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=607996)

1. By reason of its height, bulk, scale and poor detailed design, the proposed development would fail to respect the setting of the adjacent listed building at 189 High Road and appear over-dominant in relation to 1-4 The Lanterns, New Barns Way. As a consequence, the proposal would cause harm to the character and appearance of the locality, contrary to Local Plan and Alterations policies, CP2(iv), DBE1 and HC4, and to policies DM 7 and DM 9 (paragraphs A & D).
2. By reason of its siting adjacent to the flank of 5 New Barns Way, the bin store of the proposed development would be likely to give rise to unpleasant odours that would harm the living conditions of 5 New Barns Way, contrary to Local Plan and Alterations policy DBE9, and to Draft Local Plan (Submission Version 2017) policy DM 9 (paragraph H(iv)), which are consistent with the NPPF.
3. By reason of an under-provision of off-street parking spaces, the proposal is likely to increase the demand for on-street parking and to lead to demand for parking spaces within the root protection zone of a preserved tree at 189 High Road. As a consequence the proposal would be harmful to the character and appearance of the locality, contrary to Local Plan and Alterations policies, CP2(iv), DBE1 and HC4, and to policies DM 7 and DM 9 (paragraphs A & D).

**Way Forward:**

Members considered reducing the scale of the proposed building and improving its separation from neighbouring dwellings would address their objections.

**Report Item No:4**

<b>APPLICATION No:</b>	EPF/1242/18
<b>SITE ADDRESS:</b>	143-149 High Road and 2 Old Station Road Loughton Essex IG10 4LY
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>DESCRIPTION OF PROPOSAL:</b>	Extension to the second floor to provide 5 flats (2 x 2 bedroom flats and 3 x 1 bedroom) along with associated alterations and change of use to parts of the existing ground and first floors in order to accommodate the access staircase."
<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=609015](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=609015)

Deferred until the 26 September 2018 meeting in order that a Members site visit may be carried out prior to considering the application



**Report Item No:5**

<b>APPLICATION No:</b>	EPF/1293/18
<b>SITE ADDRESS:</b>	Pay and Display Car park Vere Road Loughton Essex IG10
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Broadway
<b>DESCRIPTION OF PROPOSAL:</b>	Enlargement and reconfiguration of existing car park. Demolition of walls enclosing northern and eastern boundary of car park.
<b>RECOMMENDED 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=609237](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=609237)

**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: 201804011, 1000004377-2-SK05-01, 1000004377-EXISTING-01
- 3 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.
- 4 No development, including site clearance, shall take place until a scheme of soft landscaping and a statement of the methods, including a timetable, for its Implementation (linked to the development schedule), have been submitted to the Local Planning Authority and approved in writing. The landscape scheme shall be carried out in accordance with the approved details and the agreed timetable. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand in writing.

**Report Item No:6**

<b>APPLICATION No:</b>	EPF/1325/18
<b>SITE ADDRESS:</b>	37 Hanson Drive Loughton Essex IG10 2EF
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Fairmead
<b>DESCRIPTION OF PROPOSAL:</b>	Double storey side extension. Single storey rear extension.
<b>DECISION:</b>	Referred to DDMC

**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=609378](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=609378)

Members vote on this application was tied. The Sub-Committee therefore resolved to refer the application to the District Development Management Committee without any recommendation.

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/1450/18
<b>SITE ADDRESS:</b>	Haylands 48 High Road Chigwell Essex IG7 6DL
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
	Mr Don Lewin
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of storage garden sheds at the rear of the site.
<b>DECISION:</b>	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=609959](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=609959)

**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:8**

<b>APPLICATION No:</b>	EPF/1590/18
<b>SITE ADDRESS:</b>	4 Coolgardie Avenue Chigwell Essex IG7 5AU
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
	Mr & Mrs Ray and Jan Horwood
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed ground floor side/rear extension
<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=610539](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=610539)

**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:9**

<b>APPLICATION No:</b>	EPF/1610/18
<b>SITE ADDRESS:</b>	Forest Place Roebuck Lane Buckhurst Hill Essex IG9 5QL
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	Application for variation of condition 2 'plan numbers' on planning application EPF/1957/15 (Demolition of two storey building fronting Roebuck Lane, single storey detached building and detached house adjoining boundary with Linders Fields Nature Reserve. Redevelopment comprising a 2.5, 3 and 4 storey development with basement to create 125 new care units at the application site, together with ancillary medical and recreational facilities and single storey courtyard development. Retention of existing 40 bed facility in Maple Unit. Creation of 57 parking spaces including two level car parking for 40 vehicles in north eastern corner of the site and 17 spaces within redesigned frontage area adjacent to Roebuck Lane). Amendments to design of building and parking layout, together with construction of access way, erection of privacy fencing and erection of outbuildings and bin storage.
<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=610653](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=610653)

Deferred until the 26 September 2018 meeting in order that a Members site visit may be carried out prior to considering the application.

**Report Item No:10**

<b>APPLICATION No:</b>	EPF/1902/18
<b>SITE ADDRESS:</b>	104 Southern Drive Loughton Essex IG10 3BX
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Roding
<b>DESCRIPTION OF PROPOSAL:</b>	Retrospective application for rear dormer above ridge height.
<b>DECISION:</b>	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=611940](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=611940)

**CONDITIONS - None**