

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 21 November 2018
South

Place: Council Chamber - Civic Offices **Time:** 7.30 - 8.55 pm

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

Other Councillors: None.

Apologies: A Beales, K Chana, H Kauffman, J Knapman and B Sandler

Officers Present: S Solon (Principal Planning Officer), V Messenger (Democratic Services Officer) and G Woodhall (Senior Project Manager)

47. 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.

48. MINUTES

RESOLVED:

That the minutes of the Sub-Committee meeting held on 24 October 2018 be taken as read and signed by the Chairman as a correct record.

49. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor C C Pond declared a non-pecuniary interest in the following item of the agenda by virtue of being slightly acquainted with the family who was objecting. The Councillor had determined that he would remain in the meeting for the consideration and voting thereon:

- EPF/2019/18 – 229 Fencepiece Road, Chigwell

(b) Pursuant to the Council's Code of Member Conduct, Councillor C C Pond declared a non-pecuniary interest in the following item of the agenda by virtue of being slightly acquainted with the applicants. The Councillor had determined that he would remain in the meeting for the consideration and voting thereon:

- EPF/2624/18 – 12 Albion Park, Loughton

(c) Pursuant to the Council's Code of Member Conduct, Councillor J Jennings declared a non-pecuniary interest in the following item of the agenda by virtue of being the next door neighbour as her house was to the rear of the application site. The Councillor had determined that she would leave the meeting for the consideration and voting thereon:

- EP/1950/18 – Woodberrie, Kings Hill, Loughton

(d) Pursuant to the Council's Code of Member Conduct, Councillor J Jennings declared a non-pecuniary interest in the following item of the agenda by virtue of being acquainted with the applicants. The Councillor had determined that she would remain in the meeting for the consideration and voting thereon:

- EPF/2624/18 – 12 Albion Park, Loughton

(e) 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 acquainted with the applicants. The Councillor had determined that he would remain in the meeting for the consideration and voting thereon:

- EPF/2624/18 – 12 Albion Park, Loughton

(f) Pursuant to the Council's Code of Member Conduct, Councillor R Jennings declared a non-pecuniary interest in the following item of the agenda by virtue of being the next door neighbour as his house was to the rear of the application site. The Councillor had determined that he would leave the meeting for the consideration and voting thereon:

- EP/1950/18 – Woodberrie, Kings Hill, Loughton

(g) Pursuant to the Council's Code of Member Conduct, Councillor R Jennings declared a non-pecuniary interest in the following item of the agenda by virtue of knowing both the applicants and had worked extensively with the registered speaker on a professional basis. The Councillor had determined that he would leave the meeting for the consideration and voting thereon:

- EPF/2624/18 – 12 Albion Park, Loughton

(h) Pursuant to the Council's Code of Member Conduct, Councillor M Owen declared a non-pecuniary interest in the following item of the agenda by virtue of living nearby and being a member of the Hills Amenity Society, which had objected to this application. The Councillor had determined that he would remain in the meeting for the consideration and voting thereon:

- EPF/1950/18 – Woodberrie, Kings Hill, Loughton

(i) 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 knowing the applicant. The Councillor had determined that he would remain in the meeting for the consideration and voting thereon:

- EPF/2624/18 – 12 Albion Park, Loughton

(j) Pursuant to the Council's Code of Member Conduct, Councillor C P Pond declared a non-pecuniary interest in the following item of the agenda by virtue of

knowing the applicant for many years. The Councillor had determined that she would leave the meeting for the consideration and voting thereon:

- EPF/2624/18 – 12 Albion Park, Loughton

50. ANY OTHER BUSINESS

It was reported that there was no urgent business for consideration at the meeting.

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

It was noted that the Epping Forest District Local Plan Submission Version Planning Policy Briefing note was available at:

http://www.efdclocalplan.org/wpcontent/uploads/2018/03/Planning-Policy-Briefing-Note_Mar-2018.pdf

52. DEVELOPMENT CONTROL

(a) Site Visits

It was noted that the following formal site visit was requested by members, and agreed by the Committee, prior to the consideration and determination of the remaining applications:

- EPF/2040/18 – 69 Church Hill, Loughton

(b) Planning Applications

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

RESOLVED:

That the planning applications numbered 1 – 5 be determined as set out in the attached schedule to these minutes.

53. PROBITY IN PLANNING - APPEAL DECISIONS, 1ST APRIL TO 30TH SEPTEMBER 2018

The Sub-Committee received a report regarding Probity in Planning – Appeal Decisions from 1 April 2018 to 30 September 2018.

In compliance with the recommendation of the District Auditor, the report advised the decision-making committees of the results of all successful allowed appeals (i.e. particularly those refused by committee contrary to officer recommendation). The purpose was to inform the Committee of the consequences of its decisions in this respect and, in cases where the refusal was found to be unsupportable on planning grounds, an award of costs might have been made against the Council.

Since 2011/12, there were two local indicators, one of which measured all planning application type appeals as a result of committee reversals of officer recommendations (GOV008), and the other which measured the performance of officer recommendations and delegated decisions (GOV007).

Over the six-month period between 1 April 2018 and 30 September 2018, the Council received 58 decisions on appeals (53 of which were planning related appeals, the other 5 were enforcement related).

GOV07 and 08 measured planning application decisions and out of a total of 53, 11 were allowed and 1 was part allowed (22.6%). Broken down further, GOV07 performance was 7 (including 1 part allowed) out of 41 allowed (17.1%) and GOV08 performance was 5 out of 12 (41.7%).

Out of the planning appeals that arose from decisions of the Committee to refuse contrary to the recommendation put to them by officers during the 6-month period, 2 appeals were allowed and 3 were dismissed.

RESOLVED:

That the probity in Planning report covering the period 1 April 2018 to 30 September 2018 be noted.

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/2019/18
SITE ADDRESS:	229 Fencepiece Road Chigwell Essex IG7 5EB
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Single storey rear and side 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=612420

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: 2

APPLICATION No:	EPF/1950/18
SITE ADDRESS:	Woodberrie Kings Hill Loughton Essex IG10 1JE
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Proposed swimming pool and associated landscaping.
DECISION:	Referred 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=612153

Referred to District Development Management Committee without recommendation following a split vote.

Report Item No: 3

APPLICATION No:	EPF/2040/18
SITE ADDRESS:	69 Church Hill Loughton Essex IG10 1QP
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Demolition of the existing bungalow and replacement with a block of 10 apartments.
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=612520

Deferred for consideration following a Members site visit.

Report Item No: 4

APPLICATION No:	EPF/2114/18
SITE ADDRESS:	89 Princes Road Buckhurst Hill Essex IG9 5DZ
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Proposed two storey rear extension.
DECISION:	Referred to Delegated Powers

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=612893

Referred to the Service Director – Planning Services – to decide under delegated powers since the Local Council was unable to attend to speak at the meeting in accordance with The Constitution, Part 3: Scheme of Delegation to Officers from Full Council.

Report Item No: 5

APPLICATION No:	EPF/2624/18
SITE ADDRESS:	12 Albion Park Loughton Essex IG10 4RB
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Two storey rear extension and front canopy.
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=615300

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 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.
- 3 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no roof enlargement generally permitted by virtue of Class B of Part 1 of Schedule 2 to the Order shall be undertaken without the prior written permission of the Local Planning Authority.
- 4 Prior to first occupation of the development hereby approved, details of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 5 No development shall take place until a Tree Protection Plan focused on the site boundary with 14 Albion Park has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved Tree Protection Plan unless the Local Planning Authority gives its written consent to any variation.

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