

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 19 December 2018
South

Place: Council Chamber - Civic Offices **Time:** 7.30 - 8.35 pm

Members Present: D Sunger (Chairman), R Baldwin, A Beales, R Brookes, G Chambers, K Chana, H Kauffman, L Mead, S Murray, M Owen, S Neville, C P Pond, C C Pond, C Roberts, D Roberts and D Wixley

Other Councillors:

Apologies: A Patel, S Heap, R Jennings, J Jennings, J Knapman, A Lion, G Mohindra, B Sandler and J Share-Bernia

Officers Present: S Solon (Principal Planning Officer), P Pledger (Service Director (Housing & Property Services)), J Leither (Democratic Services Officer) and S Mitchell (PR Website Editor)

54. 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.

55. APPOINTMENT OF A VICE-CHAIRMAN

In the absence of the Vice-Chairman who had tendered his apologies Councillor Chana was appointed as Vice-Chairman for the duration of the meeting.

56. MINUTES

RESOLVED:

That the minutes of the Sub-Committee meeting held on 21 November 2018 be taken as read and signed by the Chairman as a correct record.

57. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor S Murray declared an interest in the following item by virtue of being the EFDC representative of the Roding Valley Nature Reserve Management Committee. 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/1058/18 – Marlescroft Way, Loughton

(b) Pursuant to the Council's Code of Member Conduct, Councillor S Murray declared an interest in the following item by virtue of having worked with the applicant. 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/1840/18 – 42 Thaxted Road, Buckhurst Hill

58. ANY OTHER BUSINESS

Councillor CC Pond advised that he wished to raise an issue that he had given the Chairman prior notice of, which was to grant a certificate of lawful development for a restaurant in the Landmark Building for extraction facilities. He stated that this completely negated the decision of this Sub-Committee a few meetings ago.

He therefore requested that it be raised before the next meeting of the Joint Meeting of the Development Management Chairmen and Vice Chairmen.

59. 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

60. DEVELOPMENT CONTROL

(a) Site Visits

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

- EPF/1058/18 – Marlescroft Way, Loughton

(b) Planning Applications

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

RESOLVED:

That the planning applications numbered 1 – 3 be determined as set out in the attached schedule to these minutes.

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/1058/18
SITE ADDRESS:	Marlescroft Way Loughton Essex IG10 3NA
PARISH:	Loughton
WARD:	Loughton Alderton
DESCRIPTION OF PROPOSAL:	Formation of off-street parking to provide staff parking for the EFDC depot at Oakwood Hill during working hours, and parking for the public outside of these times, especially for access to adjacent fields. A new footpath and zebra crossing will be created to provide safe access to the fields.
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=608254

Deferred

Deferred for consideration following a Members site visit

Report Item No: 2

APPLICATION No:	EPF/1840/18
SITE ADDRESS:	42 Thaxted Road Buckhurst Hill Essex IG9 6AW
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Replace existing extension with proposed single 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=611655

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: 3

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

REFUSED

1. By reason of its bulk and height and detailed design including balconies and significant glazing to the front elevation, the proposed development would fail to respect its setting appearing incongruous within the established pattern of development on the eastern side of Church Hill, which predominantly comprises of houses with gardens. As a consequence the proposal would cause significant harm to the character and appearance of the locality, contrary to Local Plan and Alterations policy DBE1 and to Local Plan (Submission Version 2017) policy DM 9 (paragraphs A and D), which are consistent with the National Planning Policy Framework.
2. By reason of its failure to provide sufficient private amenity space, the proposal would not provide adequate living conditions for its occupants, contrary to Local Plan and Alterations policy DBE8 and to Local Plan (Submission Version 2017) policy DM 10 (paragraph B), which are consistent with the National Planning Policy Framework.
3. By reason of its bulk, height and siting in relation to 73 Church Hill, the proposed development would cause a loss of light to windows in the flank elevation such that it's living conditions would be adversely affected, contrary to Local Plan and Alterations policy DBE9 and to Local Plan (Submission Version 2017) policy DM 9 (paragraph H(i)), which are consistent with the National Planning Policy Framework.
4. By reason of the size and location of the proposed parking area in relation to the rear gardens and rear elevations of neighbouring properties, activity arising from its ordinary use by motor vehicles is likely to give rise to a degree of noise and pollution that would detract to the enjoyment of adjacent rear gardens, 67a and 73 Church Hill and 56, 60 and 62 The Uplands, causing harm to the living conditions of those neighbouring dwellings. The proposal is therefore contrary to Local Plan and Alterations policy DBE9 and to Local Plan (Submission Version 2017) policy DM 9 (paragraph H(iv)), which are consistent with the National Planning Policy Framework.

Way Forward:

Members did not consider there is a way forward for a proposal of similar scale but did consider the site suitable for redevelopment for 2 houses with gardens to the rear.