

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

**Committee:** Area Planning Sub-Committee **Date:** 20 March 2019  
South

**Place:** Council Chamber - Civic Offices, **Time:** 7.30 - 9.00 pm  
High Street, Epping

**Members Present:** D Sunger (Chairman), G Chambers (Vice-Chairman), R Baldwin, R Brookes, S Heap, R Jennings, J Jennings, H Kauffman, L Mead, S Neville, C P Pond, C C Pond, C Roberts, D Roberts, B Sandler and D Wixley

**Other Councillors:** None.

**Apologies:** A Beales, J Knapman, A Lion, G Mohindra, S Murray, A Patel and J Share-Bernia

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

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### **73. 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.

### **74. APPOINTMENT OF VICE-CHAIRMAN**

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

### **75. MINUTES**

#### **RESOLVED:**

That the minutes of the Sub-Committee meeting held on 20 February 2019 be taken as read and signed by the Chairman as a correct record.

### **76. DECLARATIONS OF INTEREST**

There were no declarations of interest pursuant to the Council's Code of Member Conduct.

### **77. ANY OTHER BUSINESS**

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

**78. 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](http://www.efdclocalplan.org/wpcontent/uploads/2018/03/Planning-Policy-Briefing-Note_Mar-2018.pdf)

**79. DEVELOPMENT CONTROL**

The Chairman advised that he was a non-voting Chairman for the duration of this item.

(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.

- Item 4 – EPF/0119/19 – 1 Landmark House, The Broadway, Loughton

(b) Planning Applications

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

**RESOLVED:**

That the planning applications numbered 1 – 4 be determined as set out in the attached schedule to these minutes.

**CHAIRMAN**

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/1182/18
<b>SITE ADDRESS:</b>	Land west of Froghall Lane Chigwell Essex
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>DESCRIPTION OF PROPOSAL:</b>	Hybrid application requesting full planning permission for an assisted living development comprising of apartments and integrated communal and support facilities; landscaped residents' gardens; staff areas; refuse storage; construction of a new site access; a sustainable urban drainage system; a new sub-station and associated infrastructure and services, and outline planning permission for a 0.45 hectare extension of the cemetery.
<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=608757](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=608757)

## DEFERRED

Deferred for consideration at a later meeting of the Sub-Committee in order that:

1. Additional information relating to the viability of the proposal submitted by the applicant after publication of the agenda can be given detailed consideration, and;
2. To allow for further negotiation between Officers and the Applicant in respect of the appropriate level of affordable housing contribution.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/3302/18
<b>SITE ADDRESS:</b>	Rear of 165 High Road Loughton Essex IG10 4LF
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of a one storey roof extension to provide an additional 2 no. flats (2 x 1-bedroom penthouse flats) (- as an addition to 5 storey building being erected on the site under EPF/2600/14).
<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=618355](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=618355)

**REFUSED**

1. By reason of the additional height added to the approved building the proposed additional floor would create a visible towering effect that could not be satisfactorily accommodated within the established character of the locality. The proposal is therefore contrary to Local Plan and Alterations policies DBE2(iv) and DBE1, and to Submission Version Local Plan policy DM 9 (paragraphs A (i), A (ii) & D), all of which are consistent with the NPPF.

Members gave consideration to whether it is likely that amendments to the proposal could overcome their objections and concluded there was no way forward for the proposal.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0067/19
<b>SITE ADDRESS:</b>	48 Stradbroke Grove Buckhurst Hill Essex IG9 5PF
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed ground floor playroom and bay extensions with first and second floor rear extensions.
<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=619194](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=619194)

**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 The side dormer windows and the proposed flank windows shall be entirely fitted with obscured glass with a minimum Level 3 obscurity 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 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.
- 5 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.
- 6 Prior to preliminary ground works taking place, 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.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/0119/19
<b>SITE ADDRESS:</b>	1 Landmark House The Broadway Loughton Essex IG10 2FA
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Broadway
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of x 4 no. air conditioning motors and x 2 no. cold room motors on rear wall placed at 30cm above floor level.
<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=619453](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=619453)

**DEFERRED**

Deferred for consideration at a later meeting of the Sub-Committee in order that a Members site visit may be carried out. Members expressed an interest in viewing the application site from a neighbouring flat in Landmark House as well as from within the premises.