

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 27 June 2018
South

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 9.35 pm
High Street, Epping

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

Other Councillors:

Apologies: J Knapman, G Mohindra and S Murray

Officers Present: S Solon (Principal Planning Officer), R Perrin (Democratic Services Officer) and A Hendry (Senior Democratic Services Officer)

12. 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.

13. MINUTES

RESOLVED:

(1) That the minutes of the Sub-Committee on 30 May 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/0339/18 – 2 Gladstone Road, Buckhurst Hill and 8 EPF/0471/18 – 38 High Beech Road being amended to ‘Refuse Permission’; and

(2) That the minutes of the Sub-Committee held on 11 June 2018 be taken as read and signed by the Chairman as a correct record.

14. 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 of the agenda. 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/0637/18 The Lodge, Woolston Hall, Abridge Road, Chigwell
- EPF/1110/18 20 Tomswood Road, Chigwell

15. ANY OTHER BUSINESS

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

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

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

17. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 6 be determined as set out in the attached schedule to these minutes.

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/0637/18
SITE ADDRESS:	The Lodge Woolston Hall Abridge Road Chigwell Essex IG7 6BX
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Residential infill comprising 12 no. residential dwelling houses with associated off-street parking, garden space and external landscaping.
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=606596

This application was deferred to District Development Management Committee under a minority reference, with a recommendation that planning permission be refused in accordance with Officer's recommendation.

Report Item No: 2

APPLICATION No:	EPF/0610/18
SITE ADDRESS:	113 Church Hill Loughton Essex IG10 1QR
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Residential development of 10 apartments with associated parking and external amenity 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=606495

REASONS FOR REFUSAL

- 1 By reason of its modern flat roofed design, the proposed building would appear out of keeping with neighbouring buildings, particularly 111 and 122 Church Hill, and would not sufficiently enhance the setting of 122 Church Hill, a Grade II listed building situated opposite the site. 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), CP7 and DBE1, and to Draft Local Plan (Submission Version 2017) policies DM 7 (paragraph A) and DM 9 (paragraphs A and D), which are consistent with the NPPF.

Way Forward

Members considered a redesign of the building such that it would have a more traditional appearance, with the second floor set back further from the front elevation than that of the refused proposal may overcome their objections.

Report Item No: 3

APPLICATION No:	EPF/0687/18
SITE ADDRESS:	18 Dickens Rise Chigwell Essex IG7 6PA
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Removal of existing garage structure and the erection of a garden annexe.
DECISION:	Grant Permission (Subject to Legal Agreement)

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=606773

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 annexe building hereby approved shall only be occupied in connection with the existing single family dwelling on the site. It shall not be occupied as a separate dwelling, or rented out as a separate dwelling, or sold as a separate dwelling.
- 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.
- 4 No window or door openings shall be formed in the rear elevation of the annexe hereby approved. For the purposes of this condition, the rear elevation is that adjacent to Brook Mews.

And subject to the completion of a Section 106 agreement requiring the annexe approved to not be sold separately from 18 Dickens Rise, Chigwell.

Report Item No: 4

APPLICATION No:	EPF/0826/18
SITE ADDRESS:	48 Russell Road Buckhurst Hill Essex IG9 5QE
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Demolition of existing bungalow and erection of 3 flats
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=607374

This item was deferred to District Development Management Committee following a split vote with no recommendation from the Sub-Committee.

Report Item No: 5

APPLICATION No:	EPF/1110/18
SITE ADDRESS:	20 Tomswood Road Chigwell Essex IG7 5QS
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Single storey rear extension linking house and outbuilding.
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=608456

REASONS FOR REFUSAL

- 1 By reason of its cumulative impact, linking the extended house to a large outbuilding situated on the site boundary with 18 Tomswood Road, the proposed extension result in a disproportionate enlargement to the house that fails to complement its appearance and would cause an excessive loss of light to the side facing windows of a single-storey rear extension to 18 Tomswood Road, to the detriment of its living conditions. Accordingly, the proposal is contrary to Local Plan and Alterations policies DBE9 and DBE10, and to Draft Local Plan (Submission Version 2017) policy DM9, all of which are consistent with the NPPF.

Members considered the proposal would introduce excessive bulk on the site boundary with 18 Tomswood Road that would appear incongruous when seen from number 18. Moreover, notwithstanding the flat roofed design that limits the height of the proposal, the link extension would be very likely to cause an excessive loss of light to flank windows in a single storey rear extension to number 18. The cumulative impact of the extension together with the built form it would link would not respect the setting of the development and would cause excessive harm to the living conditions of 18 Tomswood Road. Members did not consider there is a way forward that could address both the consequence for light and the resulting poor appearance of built form adjacent to the site boundary with 18 Tomswood Road.

Report Item No: 6

APPLICATION No:	EPF/1159/18
SITE ADDRESS:	100 Rous Road Buckhurst Hill Essex IG9 6BT
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Part garage conversion and part ground floor side and front 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=608660

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.