

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

**Committee:** Area Planning Sub-Committee **Date:** 26 April 2017  
South

**Place:** Roding Valley High School, Brook **Time:** 7.30 - 8.45 pm  
Road, Loughton, Essex. IG10 3JA.

**Members Present:** G Chambers (Chairman), A Patel (Vice-Chairman), R Baldwin, A Beales, R Brookes, K Chana, R Jennings, J Jennings, H Kauffman, J Knapman, C P Pond, C C Pond, C Roberts, D Roberts, B Sandler, S Watson and D Wixley

**Other Councillors:**

**Apologies:** L Girling, A Lion, L Mead, G Mohindra and S Murray

**Officers Present:** J Leither (Democratic Services Officer), A Hendry (Senior Democratic Services Officer), S Mitchell (PR Website Editor), S Solon (Principal Planning Officer) and A Prince (Trainee Planning Officer)

### **71. 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.

### **72. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 29 March 2017 be taken as read and signed by the Chairman as a correct record, subject to Minute Item 69 (1) paragraph 13 new condition 7, which was omitted from the minutes;

7. The route of construction vehicles to the application site.

### **73. DECLARATIONS OF INTEREST**

- (a) Pursuant to the Council's Member Code of Conduct, Councillors R Brookes, J Jennings, C C Pond, C P Pond and D Wixley declared a non-pecuniary interest in the following item of the agenda, by virtue of the Objector being known to them. The Councillors had determined that their interest was non-pecuniary and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0338/17 – 51 High Road, Loughton, Essex IG10 4JE

**74. ANY OTHER BUSINESS**

The Sub-Committee noted that there was no other urgent business for consideration.

**75. DEVELOPMENT CONTROL**

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.

**76. EXCLUSION OF PUBLIC AND PRESS**

The Sub-Committee noted that there was no business which necessitated the exclusion of the public and press.

**CHAIRMAN**

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/0338/17
<b>SITE ADDRESS:</b>	51 High Road Loughton Essex IG10 4JE
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>DESCRIPTION OF PROPOSAL:</b>	The demolition of the detached house and erection of 6 no. 2 bed flats with 6 parking spaces.
<b>DECISION:</b>	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=591673](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591673)

**REASONS FOR REFUSAL**

- 1 By reason of its height, length and massing adjacent to the site boundary with 53 High Road, the proposed development would have an excessively overbearing relationship to it. Furthermore, the proposed increase in intensity of residential use adjacent to the site boundary with 53 High Road would be likely to result in an increase in activity and associated noise at the application site. The cumulative impact would be particularly harmful to the enjoyment of the garden of 53 High Road, amounting to excessive harm to its living conditions. The proposal therefore is contrary to the adopted Local Plan and Alterations policies DBE2 and DBE9, which are consistent with the policies of the National Planning Policy Framework.
  
- 2 By reason of the extent of built form proposed over a restricted site, as indicated by a significant shortfall in private amenity space, together with the scale and massing of proposed building, the proposal as a whole would amount to an uncharacteristically intensive development of land within the locality that is likely to appear cramped within the site. Consequently it would appear as a poor contrast to the prevailing pattern of development in the locality at a prominent corner location. The proposed development would therefore cause significant harm to the character and appearance of the locality, contrary to Local Plan and Alterations policies CP2 (iv), CP7 and DBE1 (i), which are consistent with the policies of the National Planning Policy Framework.
  
- 3 The Council considers the existing building at the application site to be a non-designated heritage asset, the loss of which would, of itself, be harmful to the character and appearance of the locality. It therefore considers its loss can only be justified if it is replaced by a development that is of high quality design. Having regard to the first and second reasons for refusal, it is clear that the design of the proposal is not of sufficient quality to justify the loss of the existing building. Its loss would only serve to exacerbate the harm caused by the development to the

character and appearance of the locality and living conditions of 53 High Road. The loss of the non-designated heritage asset is therefore contrary to the adopted Local Plan and Alterations policies CP2 (iv) and CP7, which are consistent with the National Planning Policy Framework.

### Way Forward

Members concluded their objections were fundamental and could not offer any way forward for the proposal for 6 flats. They considered the implementation of planning permission EPF/0439/16 (extending and converting the existing house to use as 3 flats) would amount to an acceptable alternative development.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0385/17
<b>SITE ADDRESS:</b>	160 Manor Road Chigwell Essex IG7 5PX
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>DESCRIPTION OF PROPOSAL:</b>	Amendment to consented application EPF/0679/15 as well as non-material application EPF/1644/16. Internal layouts changed to allow for 5 flats instead of 4. Rear extension at basement level. Compliant parking. Updated landscape.
<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=591774](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591774)

**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:  
CB/17/12  
CB/17/13  
NMEF/14/20  
NMEF/14/21  
NMEF/14/22  
CB/17/08  
CB/17/10 revision A received 04.04.17  
CB/17/01  
CB/17/02  
CB/17/03  
CB/17/04  
CB/17/05  
CB/17/06  
CB/17/07  
CB/17/09  
Design & Access Statement
  
- 3 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.

4 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

5 An assessment of flood risk, focussing on surface water drainage, shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The development shall be carried out and maintained in accordance with the approved details.

6 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site.

Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the Local Planning Authority contacted and a scheme to investigate the risks and / or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the Local Planning Authority prior to the recommencement of development works.

Following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.

7 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.

- 8 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 9 Access to the rearmost 5m of the built form, the flat roof over the rearmost 5m of the lower ground floor as hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a seating area, roof garden, terrace, patio or similar amenity area.
- 10 Prior to first occupation of the development, the proposed private drive shall be constructed to a minimum width of 5 metres for at least 6 metres from the back of the carriageway and provided with an appropriate dropped kerb crossing of the footway.
- 11 Prior to first occupation of the development, the developer shall be responsible for the provision - per dwelling - and implementation of a Residential Travel Information Pack for sustainable transport, approved by the local planning authority.
- 12 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 13 There shall be no discharge of surface water onto the highway.
- 14 Prior to demolition of the existing bungalow on the site, full written details of a permeable surface to the parking area outside the building shall be submitted to and approved in writing by the local planning authority. Such surface treatment as approved shall be implemented concurrently with the construction of the flats hereby approved and made available for use prior to first occupation of any flat hereby approved and be retained thereafter.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0540/17
<b>SITE ADDRESS:</b>	51 Manor Road Chigwell Essex IG7 5PL
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing private family residence and replacement with new private family residence.
<b>DECISION:</b>	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=592241](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=592241)

**REASON FOR REFUSAL**

- 1 Notwithstanding the design of the replacement house approved at 59 Manor Road, by reason of its detailed design in juxtaposition to the traditional form of neighbouring houses at 49 and 53 Manor Road, the proposal would appear in sharp contrast with its surroundings and inappropriate within its context. The proposal would therefore detract from the character and appearance of the locality, contrary to Local Plan and Alterations policies CP2 (iv) and DBE (i), which are consistent with the National Planning Policy Framework.

Way Forward

Members concluded a proposal of an alternative design congruent with the design of 49 and 53 Manor Road would be likely to overcome their objections.