

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

**Committee:** Area Planning Sub-Committee **Date:** 28 June 2017  
South

**Place:** Council Chamber, Civic Offices, **Time:** 7.30 - 9.56 pm  
High Street, Epping

**Members Present:** G Chambers (Chairman), A Patel (Vice-Chairman), R Baldwin, K Chana, S Heap, R Jennings, J Jennings, H Kauffman, A Lion, L Mead, G Mohindra, S Neville, C P Pond, C C Pond, D Sunger and D Wixley

**Other Councillors:** R Brookes

**Apologies:** A Beales, L Girling, J Knapman, C Roberts, D Roberts and B Sandler

**Officers Present:** S Solon (Principal Planning Officer), A Hendry (Senior Democratic Services Officer), S Kits (Social Media and Customer Services Officer) and R Linford (Transformation Apprentice)

### **8. 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.

### **9. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 31 May 2017 be taken as read and signed by the Chairman as a correct record.

### **10. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillor G Mohindra declared a non-pecuniary interest in the following item of the agenda by virtue of knowing the applicant. The Councillor had determined that his interest was non-pecuniary but he would leave the meeting for the consideration of the applications and voting thereon:

- EPF/0877/17 – 55 Hainault 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. The Councillor had determined that his interest was non-pecuniary and he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0790/17 – 11 Crossfields, Loughton.

**11. ANY OTHER BUSINESS**

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

**12. DEVELOPMENT CONTROL**

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

**RESOLVED:**

That the planning applications numbered 1 – 11 be determined as set out in the attached schedule to these minutes.

**CHAIRMAN**

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/0790/17
<b>SITE ADDRESS:</b>	11 Crossfields Loughton Essex IG10 3PY
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Alderton
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of dwelling house and detached garage, following demolition of existing garage. Existing house to be converted to two-bedroom house and single storey rear extension.
<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=592893](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=592893)

**REASON FOR REFUSAL**

- 1 The proposed design, by reason of the positioning and extent of the parking, would be detrimental to the appearance of the streetscene. The proposal is therefore contrary to Policies CP2(ii), CP7 and DBE6 of the Local Plan and Alterations and the provisions of the National Planning Policy Framework.
  
- 2 The proposed site layout does not include sufficient manoeuvring space for cars. It would therefore be likely to cause conflict between vehicles accessing the host and proposed dwellings. As a consequence it would lead to inappropriate kerbside parking and unsafe manoeuvring to the detriment of highway safety. Furthermore, by reason of an inadequate provision of usable off-street car parking spaces, as specified in the Essex County Council 'Parking Standards: Design and Good Practice Guide' 2009, the proposed development is likely to exacerbate parking stress on Crossfields and nearby streets. The increase in parking stress would be harmful to the amenities enjoyed by local residents. The proposal is therefore contrary to the adopted Local Plan and Alterations policies ST4 and ST6, which are consistent with the policies of the National Planning Policy Framework.
  
- 3 By reason of the intensification of residential use at the site and cramped nature of the development, infilling an open aspect in an otherwise compact streetscene, the proposal would have a poor appearance, harmful to the character and appearance of the locality. Moreover, it would result an inappropriately intense use of the application site within the context of a street already experiencing intense use of on-street parking. The development is therefore likely to be harmful to the character and visual amenities of the locality and amount to an undesirable precedent for permitting similarly harmful development in the surrounding area with the cumulative effect of exacerbating the harmful consequence of the proposal. Accordingly, the proposed development is contrary to Local Plan and Alterations policies CP2 (iv),

CP7, DBE1 and DBE11(i), 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.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0898/17
<b>SITE ADDRESS:</b>	Land rear of 119 Roding Road Loughton Essex IG10 4AP
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Roding
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed two bedroom flat over existing shop including two storey side extension
<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=593214](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=593214)

**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: 2044/1, 2044/2, 2044/3 and 2044/4
- 3 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 4 Prior to first occupation of the development hereby approved, the proposed window openings in the rear facing roof slope serving a bathroom and kitchen shall be entirely fitted with obscured glass 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.
- 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.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0808/17
<b>SITE ADDRESS:</b>	Molen's Cafe 209 D/E High Road Loughton Essex IG10 1BB
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of rear conservatory.
<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=592938](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=592938)

**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:  
15966-A100-P02  
15966-A100-P03  
15966-A100-P04  
15966-A100-P05  
15966-A100-P06  
15966-A100-P07  
15966-A100-P08  
15966-A100-P09  
15966-A100-P10  
15966-A100-P11  
15966-A100-P12  
Design & Access Statement
  
- 3 The rear double doors to the conservatory hereby permitted shall be for use in an emergency only and at all other times when the premises are open to customers the doors shall be shut closed. There shall be signage above the doors inside the extension to make clear that the doors are for emergency use only.
  
- 4 There shall be no exterior lighting affixed to any external surface of the extension hereby permitted.

- 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.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/0435/17
<b>SITE ADDRESS:</b>	2 Connaught Avenue Loughton Essex IG10 4DP
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>DESCRIPTION OF PROPOSAL:</b>	The demolition of the existing dwellinghouse and erection of a new building containing 7 apartments. The proposed building is predominantly two and three storeys in height with some roof accommodation, and includes a basement 11 space car park.
<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=591874](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591874)

**REASON FOR REFUSAL**

- 1 By reason of its height, scale and siting the proposed building would appear cramped and over-dominant within the site, particularly adjacent to the site boundary with Ollards Grove. As a consequence, the proposal would cause significant harm to the character and appearance of the locality. The proposal is therefore contrary to Local Plan and Alterations policies CP2 (iv), CP7 and DBE1(i), which are consistent with the National Planning Policy Framework.

Way Forward:

Members considered a significantly revised proposal that substantially reduced the footprint of the building may overcome their objection.



**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/0456/17
<b>SITE ADDRESS:</b>	19 Shaftesbury Loughton Essex IG10 1HN
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	Removal of existing double width garage and erection of a two storey side extension.
<b>DECISION:</b>	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=591917](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=591917)

Referred to the District Development Management Committee under a minority reference with a recommendation that planning permission be refused for the following reason:

*By reason of its bulk and height the proposed extension would not appear sufficiently subservient to the existing house. As a consequence, the proposal fails to complement the appearance of the existing house and the street scene, causing harm to the character and appearance of the locality. The proposal is therefore contrary to Local Plan and Alterations policies CP2(iv) and DBE10, which are consistent with the National Planning Policy Framework.*

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/0674/17
<b>SITE ADDRESS:</b>	22 Palmerston Road Buckhurst Hill Essex IG9 5LT
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	Install a raised sun deck to the rear of the back garden, with a finished height of 60cms.
<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=592573](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=592573)

**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.

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/0712/17
<b>SITE ADDRESS:</b>	Greenview 154 High Road Chigwell Essex IG7 5BQ
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>DESCRIPTION OF PROPOSAL:</b>	Extension of existing hard landscaping to the front of the property in connection with the formation of an additional car parking space.
<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=592635](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=592635)

**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 as shown on plan no. 17/0111-01B Rev B and that shown on the submitted specification: Suregreen PP40 Porous Paver Grass Finish, 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: 8**

<b>APPLICATION No:</b>	EPF/0767/17
<b>SITE ADDRESS:</b>	31 Fallow Fields Loughton Essex IG10 4QP
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed loft conversion with rear dormer and hip to gable extension.
<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=592823](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=592823)

**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: 9**

<b>APPLICATION No:</b>	EPF/0877/17
<b>SITE ADDRESS:</b>	55 Hainault Road Chigwell Essex IG7 5DH
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village  Grange Hill
<b>DESCRIPTION OF PROPOSAL:</b>	Front garden boundary walls and gates and new paving.
<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=593136](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=593136)

Decision deferred to seek details of a landscaping scheme for the site and construction drawings for the foundations of the wall proposed adjacent to the site boundary with 53 Hainault Road.

**Report Item No: 10**

<b>APPLICATION No:</b>	EPF/0894/17
<b>SITE ADDRESS:</b>	64 Alderton Hill Loughton Essex IG10 3JB
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	Refurbishment & alterations including front, rear & roof 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=593195](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=593195)

**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 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 3 Prior to first occupation of the development hereby approved, the proposed window openings in the first floor flank elevations shall be entirely fitted with obscured glass 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 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: 11**

<b>APPLICATION No:</b>	EPF/1074/17
<b>SITE ADDRESS:</b>	Costa Coffee 230 High Road Loughton Essex IG10 1ET
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	To place two tables and four chairs on the pavement for customer use (to take up 1m depth of pavement and to be enclosed by canvas barriers).
<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=593695](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=593695)

**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 canvas barriers hereby approved shall be kept in place around the tables and chairs at all times when these outside table and chairs are in use.
- 3 The tables and chairs to the front of these premises shall be removed from the pavement when the shop premises are closed.
- 4 The development hereby permitted will be completed strictly in accordance with the approved drawings numbered 210177/01 Rev B, and two A4 sheets showing elevations of the canvas barriers and type of table and chair to be used.
- 5 The use of the pavement for placing tables and chairs and movable barriers shall not take place when a market stall is set up on the pavement directly opposite any part of the shop front.

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