

Report Item No: 1

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| 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: | Referred to DDMC |

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

Referred to District Development Management Committee

Members voted to refuse planning permission contrary to Officer recommendation for the reasons outlined in recommendation A below. Since the application is made by the Council (and relates to land in its ownership) the Council's constitution requires the application be referred to the District Development Management Committee for decision.

Members considered whether there was a way forward for the proposal. They concluded that on-street parking provision elsewhere may be possible subject to discussion with the North Essex Parking Partnership. They also considered a much smaller carpark that was well landscaped and retained existing mature trees may also be achievable.

When making their decision Members were mindful of the possibility that the District Development Management Committee may decide to grant planning permission. They therefore recommended that, in that scenario, planning permission be granted subject to the S106 agreement and conditions specified in recommendation B, below. They comprise of the Officers recommendation together with two additional conditions dealing with external materials and lighting.

Recommendations:**A) That Planning permission be refused for the following reasons:**

1. The proposal amounts to the loss of playing fields for the adjacent residential development, approved under planning permission reference CHI/0302/66, without proper justification or appropriate alternative provision. The loss would result in a disproportionate loss of amenity and opportunity for outdoor play and exercise for the occupants of the Oakwood Hill Estate, particularly those of the adjacent flats that rely upon communal play areas. The proximity of the adjacent nature reserve/SSSI cannot compensate for the loss since it serves a different function. The proposal would therefore be harmful to the amenities and

health of those residents. As a consequence the proposal is in conflict with paragraphs 97-98 of the NPPF, contrary to Local Plan and Alterations policy RST14 and Submission Version Local Plan (2017) policy DM 6 (paragraph B).

2. The proposal would, without proper justification or compensatory planting, result in the loss of mature trees on the application site, to the detriment of the visual amenities of the locality. The proposal is therefore contrary to Local Plan and Alterations policy LL10 and Submission Version Local Plan (2017) policies DM 5 (paragraphs A & D) and DM 9 (paragraph E), which are consistent with the NPPF.
3. By reason of its likely intensity of use by motor vehicles and its siting adjacent to the Roding Valley Meadows SSSI, pollution arising from the proposal would be likely to cause harm to the interests of nature conservation and biodiversity, contrary to Local Plan and Alterations policy NC1 and Submission Version Local Plan (2017) policy DM 1, which are consistent with the NPPF.
4. By reason of the lack of proposals to encourage alternative forms of travel, including a possible scheme for charging for parking vehicles, the proposal amounts to an unsustainable form of development that would be likely to encourage motor vehicle use at the expense of more sustainable alternatives. The proposal is therefore contrary to Local Plan and Alterations policies CP1(v) & CP9 and Submission Version Local Plan (2017) policy T 1 (paragraph B) which are consistent with the NPPF.
5. By reason of its scale, location and likely intensity of use, the proposal would appear conspicuous from within and beyond the Green Belt resulting in a reduction in its openness and causing harm to its visual amenities. The proposal is therefore contrary to Local Plan and Alterations policy GB7A and Submission Version Local Plan (2017) policy T 1 (paragraph B) which are consistent with the NPPF.

B) That, in the event of District Development Management Committee deciding to grant planning permission, consent is given subject to the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 securing a contribution to mitigate the consequence for the Epping Forest SAC and contribution towards the provision of a footpath within the Roding Valley Meadows SSSI, and the following 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: 16/0212/P01, 2016/0212/MW/P01, 2016/0212/MW/P02, 2016/0212/MW/P03, 180105-L-10
3. If any tree, shrub or hedge shown to be retained in the submitted Arboricultural reports is removed, uprooted or destroyed, dies, or becomes severely damaged or diseased during development activities or within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.

4. No preliminary ground works shall take place until a flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tool. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
5. Prior to first use of the development hereby approved, 1 Electric Vehicle Charging Point shall be installed per every 10 spaces. The charging point shall be retained thereafter.
6. Prior to first use of the development, a scheme to enhance the ecological value of the site shall be submitted to and agreed in writing by the Local Planning Authority. The ecological value shall be quantified using the Biodiversity Impact Assessment Calculator (BIAC) where appropriate. The scheme shall be implemented in full prior to the occupation of the development hereby approved.
7. Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed and utilised to clean vehicles immediately before leaving the site. Any mud or other material deposited on nearby roads as a result of the development shall be removed.
8. 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.
9. No construction works above ground level shall have taken 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, prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
10. The proposed development shall be lit in accordance with details of lighting submitted to and approved in writing by the Local Planning Authority. The development shall not be used until such lighting is implemented. No material change to the lighting scheme shall be carried out without the written approval of the Local Planning Authority.

Supplementary Item 8a

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| APPLICATION No: | EPF/3043/18 |
| SITE ADDRESS: | 6 St Marys Way Chigwell Essex IG7 5BX |
| PARISH: | Chigwell |
| WARD: | Chigwell Village |
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| DESCRIPTION OF PROPOSAL: | Ground floor front and rear extension and first floor side extension and loft conversion with 2 rear dormers. |
| DECISION: | Referred to DDMC |

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http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=617217

Referred to DDMC with no recommendation under a minority reference following a tied vote