

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 23 October 2019
South

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 8.29 pm
High Street, Epping

Members Present: A Patel (Vice-Chairman), R Baldwin, A Beales, R Brookes, R Jennings, J Jennings, H Kauffman, A Lion, L Mead, S Murray, S Neville, C P Pond, C C Pond, B Sandler, J Share-Bernia, D Sunger and D Wixley

Other Councillors:

Apologies: G Mohindra, S Heap and M Owen

Officers Present: A Marx (Service Manager (Development Management)), A Hendry (Senior Democratic Services Officer), M Johnson (Development Management Manager) and R Perrin (Democratic Services Officer)

45. 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.

46. MINUTES

RESOLVED:

That the minutes of the meeting held on 25 September 2019 be taken as read and signed by the Chairman as a correct record.

47. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors C C Pond, S Neville, S Murray and D Wixley declared a non-pecuniary interest by virtue of knowing one of the objectors. The Councillors had determined that they would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1602/19 – 20 Wellfields, Loughton, IG10 1NX

(b) Pursuant to the Council's Code of Member Conduct, Councillor D Sunger declared a non-pecuniary interest by virtue of the applicant being his tenant but not owning the property. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1602/19 – 20 Wellfields, Loughton, IG10 1NX

(c) Pursuant to the Council's Code of Member Conduct, Councillor A Patel declared a non-pecuniary interest by virtue of being the Commercial and Regulatory Portfolio Holder. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1782/19 – 3 Landmark House, The Broadway, Loughton, IG10 2FA

48. ANY OTHER BUSINESS

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

49. 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

50. SITE VISITS

There were no formal site visits requested by the Sub-Committee.

51. PLANNING APPLICATION - EFP/1602/19 -20 WELLFIELDS, LOUGHTON, ESSEX, IG10 1NX

APPLICATION No:	EPF/1602/19
SITE ADDRESS:	20 Wellfields Loughton Essex IG10 1NX
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	New glazed lantern on the existing rear single storey roof, change of use of existing garage, x 3 no. new dormers to the front elevation and miscellaneous windows.
DECISION:	Deferred

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEAR_CH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=625619

Deferred

52. PLANNING APPLICATION - EPF/1782/19 - 3 LANDMARK HOUSE, THE BROADWAY, LOUGHTON, ESSEX, IG10 2FA

APPLICATION No:	EPF/1782/19
SITE ADDRESS:	3 Landmark House The Broadway Loughton Essex IG10 2FA
PARISH:	Loughton
WARD:	Loughton Broadway
DESCRIPTION OF PROPOSAL:	Erection of a Bin Store within service yard of Landmark House to facilitate waste removal from the commercial premises.
DECISION:	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=626499

REASON FOR REFUSAL

- 1 The proposal, by reason of its siting, proximity and materials, would result in a loss of residential amenity through noise and disturbance, and visual amenity given its free-standing position for the residents of Landmark house and the street scene in general. The proposal is therefore contrary to Policies DBE1 and DBE2 of the Adopted Local Plan 1998 and 2006, and Policy DM9 of the Local Plan Submission Version 2017.
- 2 The proposal, by reason of its siting would result in the loss of operational parking for the service yard to the detriment of parking management of commercial vehicles, loading and unloading to service the commercial premises and would consequently create noise and disturbance issues through restricted manoeuvring of vehicles detrimental to residential amenity. The proposal is therefore contrary to Policies DBE1, DBE2 and ST6 of the Adopted Local Plan 1998 and 2006, and Policy DM9 of the Local Plan Submission Version 2017.

53. PLANNING APPLICATION - EPF/1962/19 - PATSALLS, COACH HOUSE, PUDDING LANE, CHIGWELL, ESSEX, IG7 6BY

APPLICATION No:	EPF/1962/19
SITE ADDRESS:	Patsalls Coach House Pudding Lane Chigwell Essex IG7 6BY

PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	The proposed demolition of the existing Coach House building (used as a C3 dwellinghouse as per decision reference EPF/3357/18) and single storey stable building, and construction of a 5 bedroom replacement dwelling.
DECISION:	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=627215

REASON FOR REFUSAL

- 1 The proposal fails to demonstrate the public benefits of the demolition of this historic asset and its replacement with a contemporary dwellinghouse. Moreover, the proposed development would be situated on higher land and would as a result undermine the setting of the adjacent Grade II Listed Building known as Patsalls. The proposed development therefore fails to accord with policy HC12 of the adopted Local Plan 1998, policy DM7 of the SVLP 2017 and the NPPF 2019.
- 2 The access point for the proposed replacement dwellinghouse is little used at present. There is a veteran tree directly adjacent to this existing access point which has been recently granted tree preservation order status due to its civic and public amenity value. The proposed development is likely to result in a greater intensification of use of this existing access and could result in the deterioration of this tree. As such, the proposal is contrary to policy LL10 of the adopted Local Plan 1998, policy DM5 of the SVLP 2017 and the NPPF 2019.

54. PLANNING APPLICATION - EPF/1968/19 - PATSALLS, COACH HOUSE, PUDDING LANE, CHIGWELL, ESSEX, IG7 6BY

APPLICATION No:	EPF/1968/19
SITE ADDRESS:	Patsalls Coach House Pudding Lane Chigwell Essex IG7 6BY
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Curtilage Grade II listed building application for the proposed demolition of the existing Coach House building (used as a C3 dwellinghouse as per decision

	reference EPF/3357/18) and single storey stable building, and construction of a 5-bedroom replacement dwelling.
DECISION:	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=627221

REASON FOR REFUSAL

- 1 The proposal fails to demonstrate the public benefits of the demolition of this historic asset and its replacement with a contemporary dwellinghouse. Moreover, the proposed development would be situated on higher land and would as a result undermine the setting of the adjacent Grade II Listed Building known as Patsalls. The proposed development therefore fails to accord with policy HC12 of the adopted Local Plan 1998, policy DM7 of the SVLP 2017 and the NPPF 2019.

CHAIRMAN