

## **EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Planning Sub-Committee **Date:** 24 February 2021  
South

**Place:** Virtual Meeting on Zoom **Time:** 7.00 - 8.18 pm

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

**Other Councillors:**

**Apologies:** G Mohindra and D Sunger

**Officers Present:** G Courtney (Planning Applications and Appeals Manager (Development Management)), M Rahman (Planning Officer), A Hendry (Democratic Services Officer), R Perrin (Democratic and Electoral Services Officer) and R Moreton (Corporate Communications Officer)

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### **76. 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.

### **77. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting of the Sub-Committee held on 18 November 2020 be taken as read and signed by the chairman as a correct record.

### **78. DECLARATIONS OF INTEREST**

There were no declarations of interest made pursuant to the Council's Members' Code of Conduct.

### **79. ANY OTHER BUSINESS**

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

### **80. 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](http://www.efdclocalplan.org/wpcontent/uploads/2018/03/Planning-Policy-Briefing-Note_Mar-2018.pdf)

## 81. SITE VISITS

The Sub-Committee Members noted that for the duration of the coronavirus pandemic, any planning applications deferred for a site visit at an Area Planning Sub-Committee would be automatically referred to the District Development Management Committee (or Council) for determination.

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

## 82. PLANNING APPLICATION - EFP/2600/19 LAMBOURNE END OUTDOOR CENTRE, MANOR ROAD, LAMBOURNE, ROMFORD RM4 1NB

This item was mistakenly put on this agenda. It should have gone on to an Area Plans East meeting.

## 83. PLANNING APPLICATION - EPF/2388/20 PINE LODGE, 307 VICARAGE LANE, CHIGWELL IG7 6LS

### *Report Item No:*

<b>APPLICATION No:</b>	EPF/2388/20
<b>SITE ADDRESS:</b>	Pine Lodge 307 Vicarage Lane Chigwell IG7 6LS
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed single storey rear 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=643496](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=643496)

## 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 shall be carried out and retained strictly in accordance with the following approved plans: (1) Existing & Proposed Location/Block Plan and (2) Existing & Proposed Floor/Elevation Plan.
- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those in the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 4 Access to the flat roof over the extension 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.
- 5 No deliveries, external running of plant and equipment or demolition and construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours of 07:30 to 18:00 on Monday to Friday and 08:00 to 13:00 on Saturday and not at all on Sundays, Public or Bank Holidays without the prior written permission of the Local Planning Authority.
- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any other order revoking and re-enacting that order) no development permitted by virtue of Classes A & B of Part 1 to schedule 2 shall be undertaken.

**84. PLANNING APPLICATION - EPF/2794/20 209D HIGH ROAD, LOUGHTON IG10 1BB**

**Report Item No:**

<b>APPLICATION No:</b>	EPF/2794/20
<b>SITE ADDRESS:</b>	209 D High Road Loughton IG10 1BB
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of canopies for use of garden as additional seating to cafe and associated landscaping.
<b>DECISION:</b>	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=645293](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=645293)

**REASON FOR REFUSAL**

1. Any contributions made to the economy of the high road would be modest and would not outweigh the significant harm that would be caused to the living conditions of adjoining occupiers in priority road, in terms of noise and general disturbance, should any use of rear garden of the site by customers be allowed, contrary to policies CP7 and DBE9 of the adopted Local Plan 1998 & 2006, policy DM9 of the Local Plan Submission Version 2017, and Paragraph 127 (f) of the NPPF 2019.

**Way Forward** – Committee Members determined that there was no way forward in obtaining consent to use the rear garden of the site for customers.

**85. PLANNING APPLICATION - EPF/3002/20 47 TYCEHURST HILL, LOUGHTON IG10 1BZ**

**Report Item No:**

<b>APPLICATION No:</b>	EPF/3002/20
<b>SITE ADDRESS:</b>	47 Tycehurst Hill Loughton IG10 1BZ
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed ground floor rear infill extension with alterations to terrace, new roof form with rear dormer and front rooflights (Amended scheme to EPF/2622/18).
<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=646273](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=646273)

**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 shall be carried out and retained strictly in accordance with the following approved plans:  
TQRQM20343131151514, 66502 - 1100 Rev A, 66502 - 1101 Rev A, 66502 - 1102 Rev A, 66502 - 1103 Rev A, 66502 - 1200 Rev A, 66502 - 1201 Rev A, 66502 - 1300 Rev A, 66502 - 1500 Rev A, 66502 - 3100 Rev A, 66502 - 3101 Rev A, 66502 - 3102 Rev A, 66502 - 3103 Rev A, 66502 - 3200 Rev A, 66502 - 3201 Rev A, 66502 - 3300 Rev A and 66502 - 3500 Rev A

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those in the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no windows [other than those expressly authorised by this permission] shall be constructed on the flank elevations.
- 5 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.
- 6 No deliveries, external running of plant and equipment or demolition and construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours of 07:30 to 18:00 on Monday to Friday and 08:00 to 13:00 on Saturday and not at all on Sundays, Public or Bank Holidays without the prior written permission of the Local Planning Authority.

**CHAIRMAN**