

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 1 July 2020
South

Place: Virtual Meeting on Zoom **Time:** 7.00 - 9.30 pm

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

Other Councillors: None.

Apologies: A Beales, G Mohindra and D Sunger

Officers Present: J Godden (Heritage, Enforcement & Landscaping Team Manager), A Marx (Development Manager Service Manager (Planning)), M Rahman (Planning Officer), T Carne (Corporate Communications Team Manager), A Hendry (Democratic Services Officer), V Messenger (Democratic Services Officer) and R Moreton (Corporate Communications Officer)

11. 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.

12. MINUTES

Councillor C C Pond asked for the minutes of the meeting of 3 June 2020 to include the following amendment below:

Planning Application – EPF/2162/19 202 High Road, Loughton, Condition 7 (Min no 9), the replacement of ‘drivers’ with ‘riders (mopeds and cyclists)’, to read:
Prior to the occupation of the unit hereby approved, signage shall be displayed to the front and side of the property discouraging riders (mopeds and cyclists) from parking in the alleyway or on the pavement. The signage shall be retained thereafter.

RESOLVED:

That the minutes of the meeting held on 3 June 2020 be taken as read and signed by the Chairman as a correct record, subject to this amendment.

13. DECLARATIONS OF INTEREST

(a) Pursuant to the Council’s Code of Member Conduct, Councillor C C Pond declared a non-pecuniary interest by virtue of knowing the objectors slightly. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0542/20 – Rear of 165 High Road, Loughton IG10 4LF

14. ANY OTHER BUSINESS

It was reported that there was no urgent business for consideration at the meeting.

15. 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

16. SITE VISITS

The Chairman informed Members that for the duration of the coronavirus pandemic, no member site visits would be conducted, as had been decided at the Group Leaders' Meeting of 24 June 2020. Therefore, any planning application deferred for a site visit by an Area Planning Sub-Committee would be automatically referred to the District Development Management Committee (DDMC) for determination.

There were no formal site visits requested by the Sub-Committee on the applications before the Committee on this meeting's agenda.

Regarding the planning applications the Committee had referred for site visits at the Area Planning Sub-Committee South meeting of 3 June 2020, members would have to decide whether these applications would either be referred up to DDMC or brought back to the next Plans South on 29 July 2020 for consideration and determination. This was with the exception of planning application EPF/2486/19 (5 Staples Road, Loughton), as the applicant had appealed to the Planning Inspectorate against non-determination. Therefore, this application could only be reconsidered at the next Plans South meeting on 29 July, and any comments made by members would be reported back to the Planning Inspectorate.

After discussion members agreed that planning applications EPF/1317/19 (Trevelyan House, Goldings Hill, Loughton) and EPF/1680/19 (30 York Hill, Loughton) should also come back to the meeting on 29 July for consideration and determination.

However, members asked planning officers to provide more detailed information to that which had been provided in the original reports with additional site photographs, since members were of the opinion the original reports and meeting presentations had not been sufficient.

The Development Management Service Manager, A Marx, replied that it was the intention of officers to provide further site photographs or a video for members to view before the next meeting.

17. **PLANNING APPLICATION - EPF/0542/20 REAR OF 165 HIGH ROAD, LOUGHTON IG10 4LF**

APPLICATION No:	EPF/0542/20
SITE ADDRESS:	Rear of 165 High Road Loughton IG10 4LF
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Revisions to Building 2 rear building (Approved under EPF/2600/14) to include penthouse as allowed under appeal APP/J1535/W/19/3226911 and internal and external alterations.
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?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=634495

Deferred to DDMC.

18. **PLANNING APPLICATION - EFP/0345/20 2 LUCTON MEWS, LOUGHTON IG10 3PE**

APPLICATION No:	EPF/0345/20
SITE ADDRESS:	2 Lucton Mews Loughton IG10 3PE
PARISH:	Loughton
WARD:	Loughton Alderton
DESCRIPTION OF PROPOSAL:	Proposed demolition of rear conservatory with a replacement rear & side ground floor single storey extension with rooflights and decking/patio area. Loft conversion with rear dormer and x2 no. front rooflights.
DECISION:	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=633597

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 and retained strictly in accordance with the approved drawings numbers: E100, E101, E102, E103, E201, E202, E301, A101, A102, A103, A201, A202 and A301.
- 3 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.

19. PLANNING APPLICATION - EFP/0654/20 83 QUEENS ROAD, BUCKHURST HILL IG9 5BW

APPLICATION No:	EPF/0654/20
SITE ADDRESS:	83 Queens Road Buckhurst Hill IG9 5BW
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Erection of a single storey three-bedroom dwelling with green roof
DECISION:	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=635117

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 and retained strictly in accordance with the approved drawings numbers: 1023_01_P3, 1023_02_P3, 1023_03_P3, 1023_04_P3, 1023_05_P3, 1023_06_P3, 1023_07_P3, 3002, 3003 and Arboricultural Report by Phelps Associates (dated 17 April 2020).
- 3 Prior to preliminary ground works taking place, details of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 4 Tree protection shall be implemented prior to the commencement of development activities (including demolition), and the methodology for development (including supervision) shall be undertaken in accordance with the submitted Tree Survey/ Arboricultural Method Statement reports unless the Local Planning Authority gives its prior written approval to any alterations. Tree protection shall be installed as shown on Phelps Associates drawing number 3003.

- 5 Prior to the first occupation of the development, the vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The parking and turning areas shall be retained thereafter for their intended purpose.
- 6 Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, which shall have first been submitted to and approved in writing by the Local Planning Authority.
- 7 Prior to first occupation of the development hereby approved, 1 Electric Vehicle Charging Point for each dwelling that has a garage or allocated parking space and 1 Electric Vehicle Charging Point for every 10 properties that share unallocated parking shall be installed and retained thereafter for use by the occupants of the site.
- 8 Prior to first occupation of the development, measures shall be incorporated within the development to ensure a water efficiency standard of 110 litres (or less) per person per day.
- 9 The sedum green roof, shall be implemented with the approved details under consent EPF/1067/20.
- 10 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. In such instances, 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.
- 11 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.
- 12 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.
- 13 Access to the roof of the dwelling hereby approved shall be for maintenance or emergency purposes only and the roof shall not be used as a seating area, roof garden, terrace, patio or similar amenity area.

- 14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, (or any other order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Classes A of Part 1 of Schedule 2 to the Order, shall be undertaken without the prior written permission of the Local Planning Authority.

20. PLANNING APPLICATION - EFP/0677/20 86 MANOR ROAD, CHIGWELL IG7 5PQ

APPLICATION No:	EPF/0677/20
SITE ADDRESS:	86 Manor Road Chigwell IG7 5PQ
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Installation of CCTV Security Mast. (Revised application to EPF/2720/18)
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=635233

Refused

The scheme by reason of its location and height would result in an intrusive feature and would cause significant light pollution for neighbouring properties contrary to policies DBE 9 of the Adopted Local Plan and alterations, and DM9 and DM10 of the Submitted Version Local Plan and the NPPF.

Way Forward – reduce the security pole to 2.5m in height and remove the floodlight.

CHAIRMAN