

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 8 September 2021
South

Place: Council Chamber, Civic Offices, **Time:** 7.00 - 9.16 pm
High Street, Epping

Members Present: J Share-Bernia (Chairman), K Williamson (Vice-Chairman), R Baldwin, R Brookes, R Jennings, J Jennings, H Kauffman, L Mead, S Neville, M Owen, A Patel, C P Pond, C C Pond, K Rizvi and D Wixley

Apologies: P Bhanot, S Heap, J Jogia, A Lion, S Murray, C Nweke and S Rackham

Officers Present: T Carne (Corporate Communications Team Manager), G Courtney (Planning Applications and Appeals Manager (Development Management)), A Hendry (Democratic Services Officer), A Marx (Development Manager Service Manager (Planning)), V Messenger (Democratic Services Officer) and R Moreton (Corporate Communications Officer)

29. 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.

30. MINUTES

RESOLVED:

That the minutes of the Sub-Committee held on 11 August 2021 be taken as read and signed by the Chairman as a correct record.

31. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Members' Code of Conduct, Councillor R Brookes declared a non-pecuniary interest in the following item of the agenda by virtue of living in Lower Park Road but, as this was sufficiently far away, the Councillor determined that she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0861/21 – 76 Algiers Road, Loughton IG10 4NF

32. ANY OTHER BUSINESS

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

33. 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

However, Councillor C C Pond was concerned that the briefing note dated March 2018 was out of date. It did not take into account progress of the LPSV since the public hearings by the Planning Inspector in 2019, which had led to the Main Modifications (MMs) consultation currently underway in the public domain. Councillor C C Pond was of the opinion that the MMs consultation should be read in conjunction with this Planning Policy Briefing Note, which needed to be updated for inclusion in the planning committees' agendas. The Sub-Committee noted this concern and that the Planning Policy Team would be informed of this after the meeting.

34. SITE VISITS

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

35. PLANNING APPLICATION - EFP/0296/21 37 FOREST VIEW ROAD, LOUGHTON IG10 4DX

APPLICATION No:	EFP/0296/21
SITE ADDRESS:	37 Forest View Road Loughton IG10 4DX
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Part single storey part two storey rear extension and loft conversion including ridge raise.(Revised application to EFP/1376/20).
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=647918

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: PL-5865_21, PL-5865_22, PL-5865_23, PL-5865_24A, PL-5865_25D, PL-5865_26D, PL-5865_27E, PL-5865_28D, PL-5865_29, PL-5865_30B.

- 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 [or those shown on plan number: PL-5865_21, PL-5865_22, PL-5865_23, PL-5865_24A, PL-5865_25D, PL-5865_26D, PL-5865_27E, PL-5865_28D, PL-5865_29, PL-5865_30B, unless otherwise agreed in writing by the Local Planning Authority.
- 4 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 the approved details, and shall be provided on site prior to the first occupation and shall be retained for the lifetime of the development.
- 5 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.
- 6 Prior to any above ground works, full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) shall be submitted to and approved in writing by the Local Planning Authority. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of the building or completion of the development, whichever is the sooner. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 7 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 Open Spaces drawing number OS 2043-20.1th (Tree protection plan) dated 5 August 2020.

- 8 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.
- 9 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.

36. PLANNING APPLICATION - EPF/0861/21 76 ALGERS ROAD, LOUGHTON IG10 4NF

APPLICATION No:	EPF/0861/21
SITE ADDRESS:	76 Algers Road Loughton IG10 4NF
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Demolition of existing dwelling and replacement with new building consisting of six Flats (Revised application to EPF/2881/18).
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=650354

REFUSED

1. Due to the six fold increase in the number of dwellings proposed, the Council as Competent Authority cannot be certain that harm will not be caused to the Epping Forest Special Area of Conservation, contrary to policy NC1 of the adopted Local Plan and Alterations, policies DM2 and DM22 of the Submission Version Local Plan (2017), the Habitats Regulations 2017, and the Holohan Judgment.

Possible Way Forward:

Councillor Pond considered that a potential way forward could be the provision of on-street charging points and/or covenants on future occupants owning cars.

37. **PLANNING APPLICATION - EPF/1169/21 152 CHURCH HILL, LOUGHTON IG10 1LJ**

APPLICATION No:	EPF/1169/21
SITE ADDRESS:	152 Church Hill Loughton IG10 1LJ
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Proposed rear extensions to ground floor retail unit with internal alterations and new shopfront. New first floor rear extension and alterations to form a 1 bedroom self-contained flat.
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=651733

CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans: 2562; 1, 2, 3.
- 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 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.
- 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.

38. **PLANNING APPLICATION - EPF/1272/21 67 LOWER QUEENS ROAD, BUCKHURST HILL IG9 6DS**

APPLICATION No:	EPF/1272/21
SITE ADDRESS:	67 Lower Queens Road Buckhurst Hill IG9 6DS
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Proposed new 2 bedroom dwellinghouse.
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=652176

REFUSED

- 1 The proposed development by reason of its design, size and bulk is considered to be out of keeping with the area, particularly The Windsors, contrary to Policies CP2, CP7 & DBE1 of the adopted Local Plan 1998 & 2006, Policy DM9 of the Local Plan Submission Version 2017, and Paragraphs 126 & 130 of the NPPF 2021.
- 2 The proposed development by reason of its siting would appear as a form of cramped backland development, contrary to Policies CP2, CP7 & DBE1 of the adopted Local Plan 1998 & 2006, Policy DM9 of the Local Plan Submission Version 2017, and Paragraphs 126 & 130 of the NPPF 2021.
- 3 The proposed development fails to provide adequate usable external amenity space for future occupiers of the new dwelling, contrary to Policies CP7 & DBE8 of the adopted Local Plan 1998 & 2006, Policy DM9 (h) of the Local Plan Submission Version 2017, and Paragraph 130(f) of the NPPF 2021.
- 4 In the absence of a completed Section 106 planning obligation the proposed development fails to mitigate against the adverse impact that it will have on the Epping Forest Special Area for Conservation in terms of recreational pressure and air pollution. Failure to secure such mitigation is contrary to policies CP1 and CP6 of the adopted Local Plan 1998 & 2006, Policies DM2 and DM22 of the Local Plan Submission Version 2017, Paragraph 180 of the NPPF 2021, and the requirements of the Habitats Regulations 2017.

Way Forward:

Members considered that there was no way forward on this application.

CHAIRMAN