

## **EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Planning Sub-Committee **Date:** 1 December 2021  
South

**Place:** Council Chamber, Civic Offices, **Time:** 7.00 - 8.50 pm  
High Street, Epping

**Members Present:** K Williamson (Vice-Chairman, in the Chair), R Baldwin, P Bhanot, R Brookes, S Heap, R Jennings, J Jennings, J Jogia, H Kauffman, A Lion, L Mead, S Murray, C Nweke, M Owen, A Patel, Caroline Pond, C C Pond and D Wixley

**Other Councillors:**

**Apologies:** J Share-Bernia, D Barlow, S Neville, S Rackham, K Rizvi, C Roberts and D Sunger

**Officers Present:** G Courtney (Planning Applications and Appeals Manager (Development Management)), S Dhadwar (Senior Planning Officer), T Carne (Corporate Communications Team Manager), A Hendry (Democratic Services Officer) and V Messenger (Democratic Services Officer)

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### **61. 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.

### **62. MINUTES**

#### **RESOLVED:**

That the minutes of the Sub-Committee held on 3 November 2021 be taken as read and signed by the Chairman as a correct record.

### **63. DECLARATIONS OF INTEREST**

a) Pursuant to the Council's Code of Member Conduct, Councillor M Owen declared a non-pecuniary interest in the following item of the agenda by virtue of the applicant being a neighbour. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2137/21 – 14 Ashfields, Loughton.

(b) Pursuant to the Council's Code of Member Conduct, Councillor M Owen declared a non-pecuniary interest in the following item of the agenda by virtue of this

being his local pub. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2197/21 – The Gardeners Arms, 103 York Hill, Loughton.

c) Pursuant to the Council's Code of Member Conduct, Councillors R and J Jennings declared a non-pecuniary interest in the following item of the agenda by virtue of being a member of the Hills Amenity Society; as ordinary members they did not draft the response to the application. The Councillors had determined that they would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2197/21 – The Gardeners Arms, 103 York Hill, Loughton.

#### 64. ANY OTHER BUSINESS

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

#### 65. EPPING FOREST DISTRICT COUNCIL PLANNING POLICY BRIEFING NOTE (OCTOBER 2021)

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)

#### 66. SITE VISITS

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

#### 67. PLANNING APPLICATION - EPF/1972/21 4 ELY PLACE, CHIGWELL IG8 8AG

<b>APPLICATION No:</b>	EPF/1972/21
<b>SITE ADDRESS:</b>	4 Ely Place Chigwell IG8 8AG
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed first floor side extension, repositioning of front entrance door, front porch and canopy and first floor landing window. (Revised application to EPF/1386/21).
<b>DECISION:</b>	Refused

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**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=655074](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=655074)

**REASONS FOR REFUSAL**

- 1 The proposed development, due to the proximity to the shared boundary, would close the important gap between the existing properties to the detriment of the character and appearance of the street scene, contrary to policy DBE10 of the adopted Local Plan and Alterations, policy DM 9 of the Submission Version Local Plan (2017), and the guidance contained within the National Planning Policy Framework.
- 2 The proposed development, due to the bulk and proximity to the shared boundary, would have an overbearing impact on the neighbouring residents at number 3 Ely Place resulting in a loss of amenity, contrary to policy DBE9 of the adopted Local Plan and Alterations, policy DM 9 of the Submission Version Local Plan (2017), and the guidance contained within the National Planning Policy Framework.

**68. PLANNING APPLICATION - EPF/2032/21 3 SHELLEY GROVE, LOUGHTON IG10 1BY**

<b>APPLICATION No:</b>	EPF/2032/21
<b>SITE ADDRESS:</b>	3 Shelley Grove Loughton IG10 1BY
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed conversion of existing dwelling into 2 self-contained flats (1x GF flat and 1x FF flat), proposed side extension to replace garage, and proposed widening of crossover.
<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=655417](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=655417)

**REASONS FOR REFUSAL**

- 1 By reason of introducing an uncharacteristically intense residential use within a locality characterised by large single-family dwelling houses, the proposal would appear as an incongruous form of development. As a consequence, the proposal would cause significant harm to the character and appearance of the locality. Moreover, the proposal would be likely to amount to a material consideration in favour of similarly harmful

development elsewhere in the locality that would exacerbate the harm caused to its character and appearance. The development is therefore contrary to policies CP2 (iv), CP3 (v), CP7 (iv) and DBE11 (i) of the Adopted Local Plan and Alterations 1998 & 2006, Policy DM9 of the Local Plan Submission Version 2017, and Paragraphs 126 & 130 of the NPPF 2021.

- 2 The Council cannot be certain beyond reasonable scientific doubt that the proposed development either alone or in combination with other developments within the district will not adversely affect the integrity of the Epping Forest Special Area for Conservation and there are no alternative solutions or imperative reasons of overriding public interest why the proposed development should be permitted. Also, in the absence of an appropriate legal agreement to mitigate such adverse impacts, the proposed development is therefore contrary to Policies DM2 & DM22 of the Local Plan Submission Version 2017, Paragraph 180 of the NPPF 2021, and the requirements of the Habitats Regulations 2017.

#### 69. PLANNING APPLICATION - EPF/2137/21 14 ASHFIELDS, LOUGHTON IG10 1SB

<b>APPLICATION No:</b>	EPF/2137/21
<b>SITE ADDRESS:</b>	14 Ashfields Loughton IG10 1SB
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Johns
<b>DESCRIPTION OF PROPOSAL:</b>	Internal alterations with new roof lights; rear single storey and side upper storey extensions plus modifications to existing front yard.
<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=655883](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=655883)

#### 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:  
  
210615(PL)01 (Location Plan); 210615(PL)02 A; 210615(PL)03;  
210615(PL)04 B; 210615(PL)05 A.

- 3 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.
- 4 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.

**70. PLANNING APPLICATION - EPF/2197/21 THE GARDENERS ARMS, 103 YORK HILL, LOUGHTON IG10 7RX**

<b>APPLICATION No:</b>	EPF/2197/21
<b>SITE ADDRESS:</b>	The Gardeners Arms 103 York Hill Loughton IG10 7RX
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Johns
<b>DESCRIPTION OF PROPOSAL:</b>	Grade II Listed Building application for DJ booth (retrospective), proposed repairs and re-glazing of windows and doors to 14mm double glazed panes, repair and paint, proposed insulation of building including cladding repair and paint.
<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=656194](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=656194)

**CONDITIONS**

- 1 The works authorised by this consent shall begin no later than the expiration of three years from the date of this consent.
- 2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans:

001, 002, 003 rev 1, 004 rev 1, 005 rev 1, 006 rev 1, 007 rev 1, 008 rev

1, 009 rev 1, 010 rev 1, 011 rev 1, 012, 013 rev 1, Structural Site Inspection Report by KYA Structures dated 7 September 2020, Planning, Design and Heritage Statement.

- 3 The external timber cladding shall be repaired following a like-for-like approach, same materials and finishes. The cladding shall be featheredged and black stained.
- 4 Full details of the upgrading required to meet the building regulations, including thermal insulation, shall be agreed in writing with the LPA prior to the commencement of any works.
- 5 The use of the DJ booth as shown on drawing number 004 Rev. 1 shall cease immediately and the physical works shall be removed from the site within six weeks from the date of this decision.

**CHAIRMAN**