

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 2 February 2022
South

Place: Council Chamber, Civic Offices, **Time:** 7.00 - 9.20 pm
High Street, Epping

Members Present: J Share-Bernia (Chairman), K Williamson (Vice-Chairman), R Brookes, S Heap, R Jennings, J Jennings, J Jogia, S Murray, S Neville, C Nweke, M Owen, A Patel, Caroline Pond, C C Pond, K Rizvi and D Wixley

Other Councillors: P Bhanot and D Sunger

Apologies: R Baldwin, D Barlow, A Lion, L Mead and S Rackham

Officers Present: R Perrin (Democratic and Electoral Services Officer), A Marx (Development Manager Service Manager (Planning)), J Godden (Heritage, Enforcement & Landscaping Team Manager), J Leither (Democratic Services Officer) and S Mitchell (PR Website Editor)

84. 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.

85. MINUTES

RESOLVED:

That the minutes of the Sub-Committee held on 5 January 2022 be taken as read and signed by the Chairman as a correct record.

86. DECLARATIONS OF INTEREST

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

- EPF/1573/20 2 Courtland Drive, Chigwell

- b) Pursuant to the Council's Code of Member Conduct, Councillor Rizvi declared a non-pecuniary interest in the following item of the agenda by virtue of living on the same road of the application. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1573/20 2 Courtland Drive, Chigwell

c) Pursuant to the Council's Code of Member Conduct, Councillor Sunger declared a pecuniary interest in the following item of the agenda. The Councillor had determined that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/1573/20 2 Courtland Drive, Chigwell

It was requested that members of the Committee receive a copy of the speakers list in either electronic or paper form before the meeting, to assist with any declarations that may be required.

87. ANY OTHER BUSINESS

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

88. 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

89. SITE VISITS

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

90. PLANNING APPLICATION - EPF/1880/19 PARKING AREA AT SOUTHERN END OF CUL-DE-SAC THATCHERS CLOSE, LOUGHTON IG10 3SP

APPLICATION No:	EPF/1880/19
SITE ADDRESS:	Parking area at southern end of cul-de-sac Thatchers Close Loughton Essex IG10 3SP
PARISH:	Loughton
WARD:	Loughton Fairmead
DESCRIPTION OF PROPOSAL:	Erection of one 2 storey affordable home with 2 parking spaces. *** SAC Case Progressing ***
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=626877

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: 612 | 063 | PL01, 612 | 063 | PL02, 612 | 063 | PL03 Rev A, 612 | 063 | PL04 Rev B, 612 | 063 | PL05 Rev B, 612 | 063 | PL06 Rev A and MWA TPP 001.
- 3

A) No work on any phase of the development (with the exception of demolition works where this is for the reason of making areas of the site available for site investigation), shall commence until an assessment of the risks posed by any contamination within that phase shall have been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of Potentially Contaminated Sites - Code of Practice and the Environment Agency's Guidelines for the Land Contamination: Risk Management (LCRM 2020) (or equivalent if replaced), and shall assess any contamination on the site, whether or not it originates on the site. The development shall only be carried out in accordance with the approved details unless the Local Planning Authority gives its written consent to any variation. The assessment shall include: (1) A survey of the extent, scale and nature of contamination and (2) An assessment of the potential risks to: human health; property (existing or proposed) including buildings, crops, livestock, pets, woodland, service lines and pipes; adjoining land; groundwater and surface waters; ecological systems; and archaeological sites and ancient monuments.

B) If following the risk assessment unacceptable risks are identified from land affected by contamination in that phase, no work on any phase of the development shall take place, until a detailed land remediation scheme has been completed. The scheme will be submitted to and approved in writing by the local planning authority. The scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. (The remediation scheme shall be sufficiently detailed and thorough to ensure that after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990). The development shall only be carried out in accordance with the approved scheme. Following the completion of the remediation works and prior to the first occupation of the development, a verification report by a suitably qualified contaminated land practitioner shall be submitted to and approved 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 Prior to preliminary ground works taking place, details of the treatment or alteration to the boundary fences at the rear of numbers 10 to 16 Goldingham Avenue shall be submitted to and approved by the Local Planning Authority. The development shall be implemented in accordance with such agreed details and so retained.

- 6 Tree protection shall be installed as shown on MWA Arboriculture Ltd drawing number MWA TPP 001 (dated 11th October 2019) prior to the commencement of development activities (including any demolition). The methodology for development (including Arboricultural supervision) shall be undertaken in accordance with the submitted Tree Survey/ Arboricultural Method Statement reports.
- 7 Prior to any above groundworks, details and location of the parking spaces (including garages) equipped with active and/or passive Electric Vehicle Charging Point(s) shall have been submitted to and approved in writing with the Local Planning Authority (LPA), unless otherwise agreed in writing with the LPA. The installation of EVCP shall be completed in accordance with the approved details and made operational prior to first occupation. The details shall include:
- Location of active and passive charging infrastructure;
 - Specification of charging equipment; and
 - Operation/management strategy. The council will expect that a management plan for the charging points is set out clearly. This will address:
 - a) Which parking bays will have active and/or passive charging provision, including disabled parking bays;
 - b) How charging point usage will be charged amongst users;
 - c) The process and the triggers for identifying when additional passive charging points will become activated; and
 - d) Electricity supply availability. The electricity supply should be already confirmed by the Network Provider so that the supply does not need to be upgraded at a later date.
- 8 Prior to any above groundworks, a strategy to facilitate super-fast broadband for future occupants of the site shall have been submitted to and approved in writing by the Local Planning Authority (LPA). The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway, unless evidence is put forward and agreed in writing by the LPA that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure. The development of the site shall be carried out in accordance with the approved strategy unless otherwise agreed in writing by the LPA.
- 9 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.

- 10 Prior to first occupation of the building hereby permitted the window(s) in the east elevation(s) at first floor level, shall have been fitted with obscure glass with a minimum privacy level 3 obscurity, and no part of that/those window[s] that is less than 1.7 metres above the internal floor level of the room in which it is installed shall be capable of being opened. Once installed the obscure glass shall be retained thereafter.
- 11 Prior to first occupation of the development, a scheme to enhance the ecological value of the site shall be submitted to and agreed in writing by the Local Planning Authority. The ecological value shall be quantified using the Biodiversity Impact Assessment Calculator (BIAC) where appropriate. The scheme shall be implemented in full prior to the occupation of the development hereby approved.
- 12 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.
- 13 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those specified in the submitted application form, unless otherwise agreed in writing by the Local Planning Authority.
- 14 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.
- 15 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.
- 16 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.
- 17 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, AA, B, C, D & E of Part 1 to schedule 2 shall be undertaken, without the prior written agreement of the Local Planning Authority.
- 18 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 elevation(s),

without the prior written agreement of the Local Planning Authority.

- 19 Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation, per dwelling and at no cost to the occupier, of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator.

91. PLANNING APPLICATION - EPF/1573/20 2 COURTLAND DRIVE, CHIGWELL IG7 6PN

APPLICATION No:	EPF/1573/20
SITE ADDRESS:	2 Courtland Drive Chigwell IG7 6PN
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Demolition of existing dwelling and replacement with new structure containing 5 units, (2, 1 bed and 3, 2 bed), basement parking with car lift, bin /cycle stores ** SAC Case now Progressing **
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=639716

REASONS

- 1 The proposed development is considered to be out of context, prominent and incongruous within the established pattern of development in Courtland Drive and the surrounding street scene and would set an unacceptable precedent, contrary to policies CP2, CP7, DBE1 DBE3 & DBE9 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 height, bulk and mass and the inclusion of basement with parking served by a car lift is considered of a poor design which results in a cramped and dominant form of development which is harmful to the visual character appearance of the existing properties and surrounding area contrary to policies CP2, CP7 DBE1, DBE3 & DBE9 of the adopted Local Plan 1998 & 2006, Policy DM9 of the Local Plan Submission Version 2017, and Paragraphs 126 & 130 of the NPPF 2021.

92. PLANNING APPLICATION - EPF/2149/21 38 QUEENS ROAD, BUCKHURST HILL IG9 5BY

APPLICATION No:	EPF/2149/21
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SITE ADDRESS:	38 Queens Road Buckhurst Hill IG9 5BY
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Alterations and extension to create three flats, with amended retail space to the front.
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=655974

REASONS

- 1 The proposed development of the rear residential detached annex would result in cramped and unfavourable living conditions development for the future occupants of the annex and the access is unsuitable for such a use due to the design of the overall application and this is contrary to policies DBE3, DBE9 and DBE 11 of the adopted Local Plan 1998 & 2006, Policy DM9 of the Local Plan Submission Version 2017, and Paragraphs 126 & 130 of the NPPF 2021.

Way forward – Remove the annex from the scheme

93. PLANNING APPLICATION - EPF/2358/21 5 THE SHRUBBERIES, CHIGWELL IG7 5DU

APPLICATION No:	EPF/2358/21
SITE ADDRESS:	5 The Shrubberies Chigwell IG7 5DU
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF PROPOSAL:	Proposed double storey side and rear extension (amended scheme to EPF/0122/18).
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=656881

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: Location Plan, LIVARCH/5TS/101 Rev B, LIVARCH/5TS/102 Rev B, LIVARCH/5TS/103 Rev B, LIVARCH/5TS/104 Rev B, LIVARCH/5TS/105 Rev B, LIVARCH/5TS/106 Rev B, LIVARCH/5TS/107 Rev B, LIVARCH/5TS/108 Rev B, and LIVARCH/5TS/109 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.
- 4 Prior to first occupation of the building/extension hereby permitted the window(s) in the flank elevation(s) at first floor level and above, shall have been fitted with obscure glass with a minimum privacy level 3 obscurity, and no part of that/those window[s] that is less than 1.7 metres above the internal floor level of the room in which it is installed shall be capable of being opened. Once installed the obscure glass shall be retained thereafter.
- 5 Access to the flat roof over the single storey rear 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.

94. PLANNING APPLICATION - EPF/2440/21 44 BARRINGTON GREEN, LOUGHTON IG10 2BA

APPLICATION No:	EPF/2440/21
SITE ADDRESS:	44 Barrington Green Loughton IG10 2BA
PARISH:	Loughton
WARD:	Loughton Broadway
DESCRIPTION OF PROPOSAL:	Erection of a single storey rear extension & front porch.
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=657321

REASONS

- 1 The proposed development of the rear single storey flat roofed extension has an unacceptable adverse impact on the amenities of the neighbouring property at No 42 Barrington Green resulting in an overbearing impact with a greater sense of enclosure. As such the proposal fails to safeguard the living conditions of neighbouring amenities, contrary to Policies CP7 & DBE9 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.

- 2 The proposal, would reduce the level of amenity space currently enjoyed by the occupiers of the host house to their detriment, 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.

CHAIRMAN