

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 6 October 2021
South

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

Members Present: J Share-Bernia (Chairman), R Baldwin, D Barlow, P Bhanot, R Brookes, S Heap, R Jennings, J Jennings, J Jogia, H Kauffman, L Mead, S Murray, M Owen, A Patel, C P Pond, C C Pond, S Rackham, K Rizvi, D Sunger and D Wixley

Other Councillors:

Apologies: K Williamson, A Lion, S Neville and C Roberts

Officers Present: G Courtney (Planning Applications and Appeals Manager (Development Management)), A Marx (Development Manager Service Manager (Planning)), C Ahmet (Planning Officer), Francisca Muonweokwu-Egbunike (Housing Enabling Officer), J Shutt (Senior Housing Development Officer), K Shah (Senior Urban Design Officer), N Cole (Corporate Communications Officer), A Hendry (Democratic Services Officer), L Kirman (Democratic Services Officer), R Perrin (Democratic and Electoral Services Officer), A Jones (BPS Surveyors) and Thompson (BPS Surveyors)

39. 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.

40. MINUTES

RESOLVED:

That the minutes of the Sub-Committee held on 8 September 2021 be taken as read and signed by the Chairman as a correct record subject to the addition of apologies for Councillor Sunger.

41. DECLARATIONS OF INTEREST

a) Pursuant to the Council's Members' Code of Conduct, Councillor D Wixley declared a non-pecuniary interest in the following item of the agenda by virtue of having a family plot at Chigwell Cemetery, the Councillor determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1182/18 Land West of Froghall Lane, Chigwell, Essex

b) Pursuant to the Council's Members' Code of Conduct, Councillor D Sunger declared a non-pecuniary interest in the following item of the agenda by virtue of having spoken to the Planning Officer regarding the application, the Councillor determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2868/20 177 High Road, Chigwell

c) Pursuant to the Council's Members' Code of Conduct, Councillor K Rizvi declared an interest in the following item of the agenda by virtue leaving near the application, the Councillor determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2868/20 177 High Road, Chigwell

d) Pursuant to the Council's Members' Code of Conduct, Councillors S Heap and H Kauffman declared a non-pecuniary interest in the following item of the agenda by virtue of having corresponded with the applicant, the Councillors determined that they would remain in the meeting for the consideration of the application thereon:

- EPF/2243/21 46 Russell Road, Buckhurst Hill

42. ANY OTHER BUSINESS

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

43. 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 had been updated and was available at:

<https://www.eppingforestdc.gov.uk/wp-content/uploads/2021/10/Planning-Policy-Briefing-Note-06-October-2021-accessible.pdf>

44. SITE VISITS

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

45. PLANNING APPLICATION - EPF/1182/18 LAND WEST OF FROGHALL LANE, CHIGWELL, ESSEX

APPLICATION No:	EPF/1182/18
SITE ADDRESS:	Land west of Froghall Lane Chigwell Essex
PARISH:	Chigwell
WARD:	Grange Hill
DESCRIPTION OF	Hybrid application requesting full planning permission for

PROPOSAL:	<p>an assisted living development comprising of apartments and integrated communal and support facilities; landscaped residents' gardens; staff areas; refuse storage; construction of a new site access; a sustainable urban drainage system; a new sub-station and associated infrastructure and services, and outline planning permission for a 0.45 hectare extension of the cemetery. ***</p> <p>AMENDMENT: THE ABOVEMENTIONED DEVELOPMENT PROPOSALS HAVE BEEN REVISED INVOLVING THE REDUCTION IN PROPOSED RESIDENTS CAR PARKING. THE PROPOSALS REDUCE RESIDENTS PARKING PROVISION FROM 105 SPACES TO 66 SPACES. A FURTHER 19 ADDITIONAL SPACES ARE PROPOSED FOR STAFF AND VISITOR USE RESULTING IN A TOTAL PARKING PROVISION OF 85 SPACES. ***</p>
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=608757

DEFERRED

46. PLANNING APPLICATION - EPF/2868/20 177 HIGH ROAD, CHIGWELL IG7 6NX

APPLICATION No:	EPF/2868/20
SITE ADDRESS:	177 High Road Chigwell IG7 6NX
PARISH:	Chigwell
WARD:	Chigwell Village
DESCRIPTION OF PROPOSAL:	Proposed mixed-use development to provide 35 residential dwellings (Use Class C3) and 512 sqm of commercial floorspace (Use Class E) together with cycle and car parking, landscaping, provision of new pavement and loading bay on Brook Mews and associated infrastructure.
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=645633

REASONS

- 1 The proposed development, due to its design and overall bulk, would be out of character with its setting, contrary to policies CP2, DBE1 and DBE5 of the adopted Epping Forest District Local Plan and Alterations, policies DM9 and DM10 of the Epping Forest District Local Plan Submission Version (2017), and the guidance contained within the NPPF.
- 2 The proposed top floor storey, due to its prominence and positioning forward of the set-back storey on the adjacent development, will be a prominent and overbearing feature that is visually intrusive within the street scene and surrounding area, contrary to policies CP2, DBE1 and DBE5 of the adopted Epping Forest District Local Plan and Alterations, policies DM9 and DM10 of the Epping Forest District Local Plan Submission Version (2017), and the guidance contained within the NPPF.
- 3 The proposed car parking provision is considered to be inadequate for the proposed development, contrary to policy ST6 of the adopted Epping Forest District Local Plan and Alterations, policy T1 of the Epping Forest District Local Plan Submission Version (2017), and the guidance contained within the NPPF.

47. PLANNING APPLICATION - EPF/1306/21 7 BROOKLYN AVENUE, LOUGHTON IG10 1BL

APPLICATION No:	EPF/1306/21
SITE ADDRESS:	7 Brooklyn Avenue Loughton IG10 1BL
PARISH:	Loughton
WARD:	Loughton St Marys
DESCRIPTION OF PROPOSAL:	Proposed detached 3 bedroom dwelling in an existing side garden.
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=652278

REASONS

- 1 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.

- 2 The proposal will appear as a cramped form of development and will also result in the loss of importance green infrastructure to the detriment of the established character and appearance of the locality, contrary to Policies CP2, CP7 & DBE1 of the adopted Local Plan 1998 & 2006, Policy DM9 of the Local Plan Submission Version 2017, and the NPPF 2021.
- 3 The proposed development would result in the loss of on-street parking provision to the detriment of highway safety, contrary to Policies ST4 & ST6 of the adopted Local Plan 1998 & 2006, Policy T1 of the Local Plan Submission Version 2017, and the NPPF 2021

48. PLANNING APPLICATION - EPF/2243/21 46 RUSSELL ROAD, BUCKHURST HILL IG9 5QE

APPLICATION No:	EPF/2243/21
SITE ADDRESS:	46 Russell Road Buckhurst Hill IG9 5QE
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Retention of first floor side/front and roof extension with x3 front rooflights, alteration to existing rear box dormer (set in by 800mm from outside edge), and alterations to existing two storey rear extension (comprising a 3m ground floor with balcony, and 4m lower ground floor) (Revised scheme to EPF/0339/21).
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=656417

CONDITIONS

- 1 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans: PH/RD001, PH/RD002, PH/RD003, PH/RD004, PH/RD005, PH/RD007, PH/RD008, PH/RD009, PH/RD010, PH/RD011, PH/RD012.
- 2 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.
- 3 Prior to the first use of the balcony, privacy screens no less than 1.7 metres high shall be installed at both edges of the balcony and shall be permanently retained in that condition.

- 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.
- 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 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, C & E of Part 1 to schedule 2 shall be undertaken without the prior written agreement of the Local Planning Authority.
- 7 Access to the flat roof over the ground floor 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.

CHAIRMAN