

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee:	Area Planning Sub-Committee South	Date:	Wednesday, 3 August 2022
Place:	Council Chamber, Civic Offices, High Street, Epping	Time:	7.00 - 9.15 pm
Members Present:	Councillors K Williamson (Chairman), I Allgood, P Bhanot, R Brookes, R Jennings, J Jennings, H Kauffman, A Lion, S Murray, C Nweke, M Owen, A Patel, Caroline Pond, C C Pond, K Rizvi, D Sunger and D Wixley		
Members Present (Virtually):	None		
Apologies:	S Patel, R Baldwin, S Heap, J Jogia and L Mead		
Officers Present:	J Rogers (Principal Planning Officer), V Messenger (Democratic Services Officer) and N Cole (Corporate Communications Officer)		
Officers Present (Virtually):	C Ahmet (Planning Officer), A Marx (Development Manager Service Manager (Planning)) and J Leither (Democratic Services Officer)		

28. 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.

The Chairman announced that he would be a voting Chairman at this meeting.

29. DECLARATIONS OF INTEREST

- a) Pursuant to the Council's Code of Member Conduct, Councillor A Lion declared a non-pecuniary interest in the following item of the agenda by virtue of knowing the applicant. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:
- EPF/2948/19 – 117 High Road, Loughton IG10 4JA
- b) Pursuant to the Council's Code of Member Conduct, Councillor A Lion declared a non-pecuniary interest in the following items of the agenda as he had called-in these applications. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:
- EPF/0172/21 – 5 Grange Crescent, Chigwell IG7 5JB; and
 - EPF/0504/22 – 1 Tomswood Road, Chigwell IG7 5QP
- c) 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 knowing the applicant. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0519/22 – 42 Church Hill, Loughton IG10 1LA
- d) Pursuant to the Council's Code of Member Conduct, Councillor S Murray declared a non-pecuniary interest in the following item of the agenda because it had been brought to his attention that the garden, of a volunteer he knew at the foodbank, bordered the property. The Councillor had determined he would remain in the meeting for the consideration of the application and voting thereon:
- EPF/0172/21 – 5 Grange Crescent, Chigwell IG7 5JB
- e) Pursuant to the Council's Code of Member Conduct, Councillor K Williamson declared a non-pecuniary interest in the following item of the agenda by virtue of knowing the applicant, which he did not know until the site visit. The Councillor had determined he would remain in the meeting for the consideration of the application and voting thereon:
- EPF/2948/19 – 117 High Road, Loughton IG10 4JA
- f) Pursuant to the Council's Code of Member Conduct, Councillor A Patel declared a non-pecuniary interest in the following item of the agenda by virtue of knowing the applicant. The Councillor had determined he would remain in the meeting for the consideration of the application and voting thereon:
- EPF/2948/19 – 117 High Road, Loughton IG10 4JA
- g) Pursuant to the Council's Code of Member Conduct, Councillor A Lion remarked that the Conservative Party members should declare a non-pecuniary interest in the following item as the applicant had stood as a Conservative election candidate, which the Chairman agreed was the reason for his declaration. The Councillors would remain in the meeting for the consideration of the application and voting thereon:
- EPF/2948/19 – 117 High Road, Loughton IG10 4JA

30. MINUTES

RESOLVED:

That the minutes of the Sub-Committee held on 6 July 2022 be taken as read and signed by the Chairman as a correct record.

31. ANY OTHER BUSINESS

Councillor M Owen advised that as the names of applicants had been taken off the new style agenda reports, this made it difficult for members to check if they knew an applicant, in respect of declaring an interest. The Chairman replied that Planning officers were looking into this.

Councillor C C Pond again raised a problem when trying to read the Planning's Decision List that was now published as an Excel spreadsheet rather than a report, as it made it difficult to identify which decision referred to which property.

Councillor A Patel asked if Planning officers could make members aware of information material to determining that application before the meeting. This was because application EPF/2472/20, 91 Queens Road, had been deferred from the previous meeting for the Council's Senior Conservation Officer to submit a report on the heritage of the property for further consideration by members at this meeting.

32. **EPPING FOREST DISTRICT COUNCIL PLANNING POLICY BRIEFING NOTE (OCTOBER 2021)**

It was noted that the Epping Forest District Council Planning Policy Briefing Note (October 2021) was available at:

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

33. **SITE VISITS**

The following site visit was agreed by the Sub-Committee.

Councillor B Jennings proposed a site visit for agenda item EPF/0519/22, 42 Church Hill, Loughton IG10 1LA, which was seconded by Councillor C C Pond, so this item was deferred to the next meeting. Councillor C C Pond asked if the Planning officer could also arrange access from the property of the main objector to gauge the impact of the proposal on the neighbour, as Councillor B Jennings had stated.

Councillor D Sunger remarked that it would be preferable if members who wanted a site visit had asked for this to be arranged before the meeting.

34. **PLANNING APPLICATION - EPF/2948/19 117 HIGH ROAD, LOUGHTON IG10 4JA**

Application Ref:	EPF/2948/19
Application Type:	Full planning permission
Case Officer:	Cuma Ahmet
Site Address:	117 High Road Loughton Essex IG10 4JA
Proposal:	Proposed conversion of an existing dwelling to incorporate x3 no. two bedroom flats. Proposed rear extension to the existing property x1 no. two bedroom flats, x1 no. three bedroom flat & x1 no. one bedroom flat. Provision of x6 no. car parking spaces with a disabled bay, cycle & bin stores. ** SAC CASE HELD IN ABEYANCE NOW PROGRESSING**
Ward:	Loughton Forest
Parish:	Loughton
View Plans:	https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000Nvjb
Decision	Approve with Conditions subject to S106

Conditions: (21)

- 1 The development hereby permitted shall begin not later than three years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans:

PHEF/19/SCH2/02
PHEF/19/SCH2/03
PHEF/19/SCH2/04
PHEF/19/SCH2/05
PHEY/19/SCH2/06
PHEF/19/SCH2/07
PHEY/19/SCH2/08 REV B
PHEF/19/SCH2/09
PHEF/19/SCH2/10

Reason: For the avoidance of doubt and to ensure the proposal is built in accordance with the approved plans.

- 3 Prior to any above ground works, documentary and photographic details of the type and colours of the external finishes of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance in the interests of visual amenity, in accordance with policy DBE1 [+ DBE4 when located in the Green Belt] of the adopted Local Plan and Alterations 1998 & 2006, policy DM9 of the Local Plan Submission Version 2017, and the NPPF.

- 4 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.

Reason: The District is classed as being in an area of severe water stress and the reduction of water use is therefore required in the interests of sustainability and in accordance with policy CP2 of the adopted Local Plan and Alterations 1998 & 2006, policy DM19 of the Local Plan Submission Version 2017, and the NPPF.

- 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.

Reason: To avoid the deposit of material on the public highway in the interests of highway safety, in accordance with policy ST4 of the adopted Local Plan and Alterations 1998 & 2006, policy T1 of the Local Plan Submission Version 2017, and the NPPF.

- 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.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 so as to ensure that the details of the development of the landscaping are complementary, and to ensure a satisfactory appearance to the development, in accordance with policies CP2 and LL11 of the adopted Local Plan and Alterations 1998 & 2006, policies DM3 and DM5 of the Local Plan Submission Version 2017, and the NPPF.

- 7 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan, Arboricultural Method Statement and site monitoring schedule in accordance with BS:5837:2012 (Trees in relation to design, demolition and construction - Recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, and to enable full and proper consideration be given to the impact of the proposed development on existing trees / hedges, so as to safeguard and enhance the visual amenities of the area and to ensure a satisfactory appearance to the development in accordance with policy LL10 of the adopted Local Plan and Alterations 1998 & 2006, policies DM3 and DM5 of the Local Plan Submission Version 2017, and the NPPF.

- 8 Details of the proposed surface materials for the [X] shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The agreed surfacing shall be made of porous materials and retained thereafter, or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property. The agreed surface treatment shall be completed prior to the first occupation of the development.

Reason: To ensure that a satisfactory surface treatment is provided in the interests of highway safety, visual amenity and to reduce the risk of flooding and pollution, in accordance with policies CP2, ST4 and U3A of the adopted Local Plan and Alterations 1998 & 2006, policies T1, DM9 and DM15 of the Local Plan Submission Version 2017, and the NPPF.

- 9 Prior to any above groundworks, details and location of the parking spaces (including garages) equipped with active 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 must include details as follows:

- Location of active charging infrastructure; and
- Specification of charging equipment to be used.

Reason: To ensure the development contributes to supporting the Council towards a low carbon future and the wider aims and objectives for reducing car-led air pollution in regard to the EFSAC, in accordance with policy CP1 of the adopted Local Plan 1998 & 2006, Policies T1 & DM22 of the Local Plan Submission Version 2017, and the NPPF.

- 10 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.

Reason: To ensure the development contributes to supporting improved digital connectivity throughout the district and supports the wider aims and objectives for reducing car-led air pollution, improving the health and wellbeing of residents and visitors including the EFSAC, in accordance with policy CP1 of the adopted Local Plan 1998 & 2006, Policies D5, DM2, DM9, DM10 & DM22 of the Local Plan Submission Version 2017, and the NPPF.

- 11 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.

Reason: To ensure that the proposed construction work does not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours and in accordance with policies RP5A and DBE9 of the adopted Local Plan 1998 & 2006, and policies DM9 and DM 21 of the Local Plan Submission Version 2017, and the NPPF.

- 12 Prior to any above ground works, details of levels shall have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.

Reason: To ensure the impact of the intended development upon adjacent properties and the street scene is acceptable, in accordance with policies CP2, DBE1 and DBE9 of the adopted Local Plan and Alterations 1998 & 2006, policy DM12 of the Local Plan Submission Version 2017, and the NPPF.

- 13 No preliminary ground works shall take place until an assessment of flood risk, focusing on surface water drainage, has been submitted to and approved by the Local Planning Authority. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The

development shall be carried out and maintained in accordance with the approved details.

Reason: The development is located in an area identified as being in an Epping Forest District Council flood risk assessment zone and would be likely to result in increased surface water run-off, in accordance with policy U2B of the adopted Local Plan and Alterations 1998 & 2006, policy DM15 of the Local Plan Submission Version 2017, and the NPPF.

- 14 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.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy RP4 of the adopted Local Plan 1998 & 2006, and policy DM21 of the Local Plan Submission Version 2017, and the NPPF.

- 15 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.

Reason: To ensure satisfactory provision and disposal of surface water in the interests of Land Drainage, in accordance with policy RP3 of the adopted Local Plan and Alterations 1998 & 2006, policies DM16 and DM18 of the Local Plan Submission Version 2017, and the NPPF.

- 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. 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.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 as well as to safeguard the amenity of the existing trees, shrubs or hedges and to ensure a satisfactory appearance to the development, in accordance with policies LL10 and LL11 of the adopted Local Plan and Alterations 1998 & 2006, and policies DM3 and DM5 of the Local Plan Submission Version 2017, and the NPPF.

- 17 Prior to the first occupation of the development the existing redundant vehicular access shall be fully reinstated, including footway construction and full height kerbing.

Reason: To ensure the removal of and to preclude the creation of unnecessary points of traffic conflict in the highway in the interests of highway safety.

- 18 Prior to first occupation of the development, the Developer shall be responsible for the provision, implementation and distribution 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. These packs (including tickets) are to be provided by the Developer to each dwelling free of charge.

Reason: In the interests of reducing the need to travel by car and promoting sustainable development and transport.

- 19 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 in perpetuity for their intended purpose.

Reason: To ensure that appropriate parking and turning is provided.

- 20 Prior to the first occupation of the development the cycle parking facilities, as indicated on the approved plans, shall be fully implemented and retained as such for the duration of the development.

Reason: To ensure appropriate bicycle parking is provided.

- 21 Notwithstanding the details hereby approved, the applicant shall submit revised plans that incorporate private balcony/amenity details for Flat E for the written agreement of the Local Planning Authority.

Reason: To ensure adequate private amenity is provided for future occupiers.

Informatives: (4)

- 22 The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
- 23 The area is secured with parking restrictions to prevent ad-hoc on-street parking becoming a safety issue. Furthermore, the site is very well located in terms of good access to other modes of sustainable travel.
- 24 All work within or affecting the highway is to be laid out and constructed by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority, details to be agreed before the commencement of works. The applicants should be advised to contact the Development Management Team by email at development.management@essexhighways.org
- 25 In certain soil conditions, particularly in areas with known springs, subterranean development can impact on groundwater flows and levels. This form of development has been known to block or redirect natural groundwater flows, causing subsidence, instability, saturation and/or flooding where this was not previously occurring. If your proposed development leads to these effects on neighbouring property and structures, you could be liable for civil litigation. You are advised to thoroughly investigate the hydrological and flooding implications of your proposed development.
- 26

The applicant is advised to make contact with Essex County Council Highways to establish that future occupiers of the development hereby approved will be prevented from being granted parking permits on local roads.

35. PLANNING APPLICATION - EPF/2472/20 91 QUEENS ROAD, BUCKHURST HILL IG9 5BW

Application Ref: EPF/2472/20
Application Type: Full planning permission
Case Officer: Cuma Ahmet
Site Address: 91 Queens Road
 Buckhurst Hill
 IG9 5BW

Proposal: Proposed demolition of the existing dwelling and the construction of a semi-detached pair of dwellings.

Ward: Buckhurst Hill West
Parish: Buckhurst Hill
View Plans: <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000NxNp>
Decision Deferred

DEFERRED - To DDMC with a Recommendation to refuse

36. PLANNING APPLICATION - EPF/0172/21 5 GRANGE CRESCENT, CHIGWELL IG7 5JB

Application Ref: EPF/0172/21
Application Type: Outline planning permission: Some matters reserved
Case Officer: Muhammad Rahman
Site Address: 5 Grange Crescent
 Chigwell
 IG7 5JB
Proposal: Outline application for demolition of the existing dwellinghouse and its replacement with a new build to provide 5 new flats (Revised scheme to EPF/1146/20).
Ward: Grange Hill
Parish: Chigwell
View Plans: <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000Nyst>
Decision: Refused

REASONS

- 1 The proposed erection of five flatted dwellings amounts to a harmful overdevelopment of the site which is out of keeping with the street scene and the prevailing character of the wider area, which predominantly consists of single family homes. Therefore, the proposal will result in a jarring and harmful development which is 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.
- 2 The proposal fails to provide adequate on-site parking provision, which would add to the severe parking stress within the nearby streets, 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.
- 3 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.

37. PLANNING APPLICATION - EPF/0080/22 2 GREEN LANE, CHIGWELL IG7 6LY

Application Ref: EPF/0080/22
Application Type: Full planning permission
Case Officer: Mohinder Bagry
Site Address: 2 Green Lane
 Chigwell
 IG7 6LY
Proposal: Convert garage into living space.
Ward: Chigwell Row
Parish: Chigwell
View Plans: <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000Nxz3>
Decision: Approve with Conditions

Conditions: (3)

- 1 The development hereby permitted shall begin not later than three years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans: 20713; 20713 (01); 20713 (02); Proposed Front Elevations and 20713 (4).

Reason: For the avoidance of doubt and to ensure the proposal is built in accordance with the approved plans.

- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.

Reason: To ensure a satisfactory appearance in the interests of visual amenity of the area, in accordance with policy DBE10 of the adopted Local Plan 1998 & 2006, and Policy DM9 of the Local Plan Submission Version 2017, and the NPPF.

Informatives: (1)

- 4 The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

38. PLANNING APPLICATION - EPF/0414/22 17 LODGE CLOSE, CHIGWELL IG7 6JL

Application Ref: EPF/0414/22
Application Type: Householder planning permission
Case Officer: Rhian Thorley
Site Address: 17 Lodge Close
 Chigwell
 Essex
 IG7 6JL
Proposal: Two floor side and ground floor rear, part first floor rear extension.
Ward: Chigwell Row
Parish: Chigwell
View Plans: <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000NyTjb>
Decision : Deferred

DEFERRED**39. PLANNING APPLICATION - EPF/0504/22 1 TOMSWOOD ROAD, CHIGWELL IG7 5QP**

Application Ref: EPF/0504/22
Application Full planning permission

Type:
Case Officer: Ian Ansell
Site Address: 1 Tomswood Road
 Chigwell
 Essex
 IG7 5QP
Proposal: Application for Variation of Condition 2 for EPF/0840/18.
 (Proposed apartment block (seven flats) on the site at 1
 Tomswood Road).
Ward: Grange Hill
Parish: Chigwell
View Plans: <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000NylQ>
Decision: Refused

REASONS

1 By reason of excessive noise disturbance which would be caused to no.3 Tomswood Road by the proposed balcony on the south eastern corner of the upper ground floor, the proposal fails to ensure that the living conditions of the neighbour will be adequately maintained. The proposal is therefore contrary to policy DBE9 of the Adopted Local Plan and Alterations (2006), with policy DM9 of the Epping Forest District Local Plan Submission version (2017) and with the NPPF.

40. PLANNING APPLICATION - EPF/0519/22 42 CHURCH HILL, LOUGHTON IG10 1LA

Application Ref: EPF/0519/22
Application Type: Full planning permission
Case Officer: Kie Farrell
Site Address: 42 Church Hill
 Loughton
 IG10 1LA
Proposal: Demolition of existing single storey lean-to and erection of a single storey side & rear extension.
Ward: Loughton St. John's
Parish: Loughton
View Plans: <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000Nylf>
Decision: Deferred

DEFERRED for a site visit

41. PLANNING APPLICATION - EPF/0564/22 38 QUEENS ROAD, BUCKHURST HILL IG9 5BY

Application Ref: EPF/0564/22
Application Type: Full planning permission
Case Officer: Ian Ansell
Site Address: 38 Queens Road
 Buckhurst Hill

Proposal: IG9 5BY
Alterations and extension to create two flats, with amended retail space to front
Ward: Buckhurst Hill West
Parish: Buckhurst Hill
View Plans: <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000NymM>

Decision: Approve with Conditions subject to S106

Conditions: (9)

- 1 The development hereby permitted shall begin not later than three years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans: QUE-001, QUE101, TBU/202, TBU/203, TBU/101, TBU/211, TBU/212, TBU/213, and existing plans and sections.

Reason: For the avoidance of doubt and to ensure the proposal is built in accordance with the approved plans.

- 3 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, Residential amenity areas shall be available prior to first occupation of the dwellings and thereafter retained solely for amenity space for occupiers.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 so as to ensure that the details of the development of the landscaping are complementary, and to ensure a satisfactory appearance to the development, in accordance with policies CP2 and LL11 of the adopted Local Plan and Alterations 1998 & 2006, policies DM3 and DM5 of the Local Plan Submission Version 2017, and the NPPF 2021.

- 4 The materials to be used in the construction of the external surfaces of

the development hereby permitted shall match those in the existing building.

Reason: To ensure a satisfactory appearance in the interests of visual amenity of the area, in accordance with policy DBE10 of the adopted Local Plan 1998 & 2006, and Policy DM9 of the Local Plan Submission Version 2017, and the NPPF 2021

- 5 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.

Reason: It is the responsibility of the developer to ensure the safe development of the site and to carry out any appropriate land contamination investigation and remediation works. The condition is to ensure the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy RP4 of the adopted Local Plan and Alterations, and policy DM21 of the Local Plan Submission Version 2017, and the NPPF 2021.

- 6 Refuse stores and cycle stands shown on the plans hereby approved shall be fully installed and available for use prior to the first occupation of any of the residential units hereby permitted and shall be thereafter retained in perpetuity for use by residential occupiers.

Reason: To ensure that adequate cycle and refuse facilities are duly provided in accordance with policies CP1, DBE9 and ST5 of the adopted Local Plan and Alterations, policies DM9 and DM10 of the Local Plan Submission Version 2017, and the NPPF 2021

- 7 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.

Reason: To ensure that the proposed construction work does not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours and in accordance with policies RP5A and DBE9 of the adopted Local Plan 1998 & 2006, and policies DM9 and DM 21 of

the Local Plan Submission Version 2017, and the NPPF 2021.

- 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.

Reason: The District is classed as being in an area of severe water stress and the reduction of water use is therefore required in the interests of sustainability and in accordance with policy CP2 of the adopted Local Plan and Alterations 1998 & 2006, policy DM19 of the Local Plan Submission Version 2017, and the NPPF 2021.

- 9 The photovoltaic panels as shown on drawing number TBU/211 shall be installed prior to first occupation of the development hereby approved and then retained in perpetuity. Reason: in the interests of promoting sustainable and renewable energy in accordance with policy DM 20 of the Epping Forest Local Plan (Submission version) 2019 and with the objectives of the NPPF.

Informatives: (1)

- 10 The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

CHAIRMAN

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