

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 17 April 2019
South

Place: Council Chamber - Civic Offices **Time:** 7.30 - 9.35 pm

Members Present: D Sunger (Chairman), A Beales, S Heap, R Jennings, J Jennings, J Knapman, A Lion, L Mead, S Neville, M Owen, C P Pond, C C Pond and D Wixley

Other Councillors:

Apologies: A Patel, R Baldwin, R Brookes, G Chambers, K Chana, H Kauffman, G Mohindra, S Murray, C Roberts, D Roberts, B Sandler and J Share-Bernia

Officers Present: M Johnson (Implementation Team manager), J Leither (Democratic Services Officer) and A Hendry (Senior Democratic Services Officer)

80. 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.

81. APPOINTMENT OF VICE CHAIRMAN

In the absence of the Vice-Chairman who had tendered his apologies. Councillor J Knapman was appointed as Vice-Chairman for the duration of the meeting.

82. MINUTES

RESOLVED:

That the minutes of the Sub-Committee meeting held on 20 March 2019 be taken as read and signed by the Chairman as a correct record.

Councillor J Knapman stated that at the meeting on the 20 March 2019 the application EPF/1182/18, Land west of Froghall Lane, Chigwell was deferred for further information. As yet no further information had been supplied and he asked if an update could be put in the Member's Bulletin.

83. DECLARATIONS OF INTEREST

There were no declarations of interest pursuant to the Council's Code of Member Conduct.

84. ANY OTHER BUSINESS

It was reported that there was no urgent business for consideration at the meeting.

85. 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

86. DEVELOPMENT CONTROL

The Sub-Committee considered a schedule of applications for planning permission.

RESOLVED:

That the planning applications numbered 1 – 5 be determined as set out in the attached schedule to these minutes.

CHAIRMAN

Report Item No:1

APPLICATION No:	EPF/0119/19
SITE ADDRESS:	1 Landmark House The Broadway Loughton Essex IG10 2FA
PARISH:	Loughton
WARD:	Loughton Broadway
APPLICANT:	Mr Cem Yaman
DESCRIPTION OF PROPOSAL:	Erection of x 4 no. air conditioning motors and x 2 no. cold room motors on rear wall placed at 30cm above floor level.
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=619453

DEFERRED

Deferred for consideration at a later meeting of the Sub-Committee in order that:

1. Confirmation of how many condensing/refrigeration units proposed.
2. Confirmation of operation of hours of air conditioning units.
3. Confirm whether site was subject of an appeal.

Report Item No:2

APPLICATION No:	EPF/2797/18
SITE ADDRESS:	Land adjoining 33 Maypole Drive Chigwell Essex IG7 6DE
PARISH:	Chigwell
WARD:	Chigwell Row
APPLICANT:	Mr Colin Stone
DESCRIPTION OF PROPOSAL:	Construction of new four bedroomed detached dwelling house.
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=616102

REFUSED

- 1 The proposal, by reason of its design, scale, proximity and site level differences, would have a detrimental impact on the amenities of the adjoining dwellings to its rear at 22 - 26 Gravel Lane in terms of overbearingness. The proposal is therefore contrary to policies CP2 and DBE9 of the adopted Local Plan and Alterations (1998 & 2006), Policy DM9 of the Epping Forest District Local Plan (Submission Version) 2017 and the NPPF 2019.
- 2 The proposal, by reason of windows in its eastern elevation, would give rise to a perceived sense of overlooking to the detriment of the living conditions of the adjoining dwellings to its rear at 24 - 26 Gravel Lane. The proposal is therefore contrary to policies CP2 and DBE9 of the adopted Local Plan and Alterations (1998 & 2006), Policy DM9 of the Epping Forest District Local Plan (Submission Version) 2017 and the NPPF 2019.
- 3 The proposal, by reason of its design, scale and detached, standalone nature, would be inconsistent with the terraced arrangement and plan form of properties in Maypole Road. The proposal is therefore contrary to policies CP2 and DBE10 of the adopted Local Plan and Alterations (1998 & 2006), Policy DM9 and DM10 of the Epping Forest District Local Plan (Submission Version) 2017 and the NPPF 2019.
- 4 The proposal would result in a significant loss of garden amenity to the host property at 33 Maypole Road rendering the remaining garden insufficient for this family dwelling. The proposal is therefore contrary to policies CP2, DBE8 and DBE9 of the adopted Local Plan and Alterations (1998 & 2006), Policy DM9 and DM10 of the Epping Forest District Local Plan (Submission Version) 2017 and the NPPF 2019.

Members gave consideration to whether it is likely that amendments to the proposal could overcome their objections and concluded there was no way forward for the proposal given the extent of concerns raised.

Report Item No:3

APPLICATION No:	EPF/3413/18
SITE ADDRESS:	Church Hill Service Station 117 Church Hill Loughton Essex IG10 1QR
PARISH:	Loughton
WARD:	Loughton St Johns
APPLICANT:	R Ainsworth
DESCRIPTION OF PROPOSAL:	Application for variation of Condition 2 "hours of operation" for EPF 0949/89. (Automatic car wash). Change in Sunday operating hours from 10am to 2pm to 10am to 7pm
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=618798

DEFERRED

Deferred for consideration at a later meeting of the Sub-Committee in order that:

- 1 Officers to ascertain other car washes nearby with similar context and car wash operation.
- 2 Clarification of mitigation measures.
- 3 Confirmation that mitigation measures applies at all times when car wash is in use.

Report Item No:4

APPLICATION No:	EPF/0053/19
SITE ADDRESS:	31 Chester Road Chigwell Essex IG7 6AH
PARISH:	Chigwell
WARD:	Chigwell Village
APPLICANT:	Mr Ahmed Chowdury
DESCRIPTION OF PROPOSAL:	Two storey rear extension. (Revised application to EPF/1523/18)
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=619137

REFUSED

- 1 The proposal, by reason of the size and scale of extensions, would have an undue and detrimental impact on the amenities of the adjoining dwelling at 33 Chester Road in terms of overbearingness. The proposal would therefore be contrary to policies CP2 and DBE9 of the adopted Local Plan and Alterations (1998 & 2006), Policy DM9 of the Epping Forest District Local Plan (Submission Version) 2017 and the NPPF 2019.

Members gave consideration to whether it is likely that amendments to the proposal could overcome their objections and concluded that the proposed extensions should be reduced in scale having regard to the relationship with adjoining properties.

Report Item No:5

APPLICATION No:	EPF/0208/19
SITE ADDRESS:	Land adjacent to 26 Maypole Drive Chigwell Essex IG7 6DE
PARISH:	Chigwell
WARD:	Chigwell Row
APPLICANT:	Mr J Oddi
DESCRIPTION OF PROPOSAL:	Demolition of existing garages and rebuild to provide 3 no. garage units.
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=619877

REFUSED

- 1 The proposal, by reason of its increase in size from 2 to 3 garages, together with the insignificant reduction in height compounded with site level differences, would have a detrimental impact on the amenities of the adjoining dwellings to its rear at Nos 26-30 Gravel Lane in terms of overbearingness. The proposal is therefore contrary to policies CP2 and DBE9 of the adopted Local Plan and Alterations (1998 & 2006), Policy DM9 of the Epping Forest District Local Plan (Submission Version) 2017 and the NPPF 2019.
- 2 The proposal, by reason of the unrelieved extent of side and rear walls to its northern and eastern elevations, compounded by site level differences would have a detrimental impact on the outlook of the adjoining property to its north at 26 Maypole Road, and the amenities and living conditions to the properties to its east at 26 - 30 Gravel Lane. The proposal is therefore contrary to policies CP2 and DBE9 of the adopted Local Plan and Alterations (1998 & 2006), Policy DM9 of the Epping Forest District Local Plan (Submission Version) 2017 and the NPPF 2019.

Members gave consideration to whether it is likely that amendments to the proposal could overcome their objections and concluded there was no way forward for the proposal given the extent of concerns raised.

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