

# **EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Planning Sub-Committee **Date:** 29 May 2019  
South

**Place:** Council Chamber - Civic Offices **Time:** 7.30 - 9.19 pm

**Members Present:** G Mohindra (Chairman), A Patel (Vice-Chairman), R Baldwin, A Beales, R Brookes, S Heap, R Jennings, J Jennings, H Kauffman, S Murray, C P Pond, C C Pond, S Rackham, C Roberts, B Sandler, J Share-Bernia, D Sunger and D Wixley

**Other Councillors:** J McIvor

**Apologies:** J Knapman, A Lion, L Mead, S Neville, M Owen and D Roberts

**Officers Present:** M Johnson (Implementation Team manager), A Hendry (Senior Democratic Services Officer) and A Rose (Marketing & Digital Content Officer)

## **1. 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.

## **2. MINUTES**

### **RESOLVED:**

That the minutes of the Sub-Committee meeting held on 17 April 2019 be taken as read and signed by the Chairman as a correct record.

## **3. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillor C C Pond declared a non-pecuniary but personal interest in the following item of the agenda. The Councillor had determined that he would not remain in the meeting for the consideration of the item.

- EPF/0576/19 – 20 Wellfields, Loughton, IG10 1NX

(b) Pursuant to the Council's Code of Member Conduct, Councillors C P Pond, S Murray, D Wixley and J Jennings declared a non-pecuniary but personal interest in the following item of the agenda, by virtue of knowing some of the objectors to the application. The Councillors had determined that they would remain in the meeting for the consideration of the item.

- EPF/0576/19 – 20 Wellfields, Loughton, IG10 1NX

(c) Pursuant to the Council's Code of Member Conduct, Councillor D Sunger declared a non-pecuniary interest in the following item of the agenda by virtue of being a Chigwell Parish Councillor. The Councillor had determined that he would remain in the meeting for the consideration of the item.

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

(d) Pursuant to the Council's Code of Member Conduct, Councillor D Sunger declared a pecuniary interest in the following item of the agenda by virtue of the applicant being a tenant of his. The Councillor had determined that he would not remain in the meeting for the consideration of the item thereon.

- EPF/0576/19 – 20 Wellfields, Loughton, IG10 1NX

**4. ANY OTHER BUSINESS**

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

**5. 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](http://www.efdclocalplan.org/wpcontent/uploads/2018/03/Planning-Policy-Briefing-Note_Mar-2018.pdf)

**6. 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**

<b>APPLICATION No:</b>	EPF/1182/18
<b>SITE ADDRESS:</b>	Land west of Froghall Lane Chigwell Essex
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Grange Hill
<b>DESCRIPTION OF PROPOSAL:</b>	Hybrid application requesting full planning permission for 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.
<b>DECISION:</b>	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](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=608757)

Deferred for consideration at a later subcommittee pending the outcome of matters raised following discussion of the Chigwell allocated sites at the local plan examination.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/3413/18
<b>SITE ADDRESS:</b>	Church Hill Service Station 117 Church Hill Loughton Essex IG10 1QR
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Johns
<b>DESCRIPTION OF PROPOSAL:</b>	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
<b>RECOMMENDED 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=618798](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=618798)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of five years beginning with the date of this Notice (05/03/1990).
- 2 The development hereby permitted shall not be open to customers / members outside the hours of 8am to 7pm on Monday to Saturday and 10am to 7pm on Sundays.
- 3 The development shall be carried out in accordance with the amended plans received on 16 February 1990 (1970/89 B); Site Location Plan
- 4 Prior to commencement of the extended opening hours hereby approved, mitigation measures to the car wash to reduce the noise level to equal or below the prevailing background noise shall be agreed in writing with the local planning authority. The agreed mitigation measures should be used at all times when the car wash is in use.
- 5 The extended opening hours hereby permitted must cease during any period that the rating level of noise (as defined by BS4142:2014) emitted from car wash exceeds the prevailing background noise level. The measurement position and assessment shall be made according to BS4142:2014.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0119/19
<b>SITE ADDRESS:</b>	1 Landmark House The Broadway Loughton Essex IG10 2FA
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Broadway
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of x 2 no. air conditioning motors and x 3 no. cold room motors on rear wall placed at 30cm above floor level. *AMENDED PLANS RECEIVED, AIR CON UNITS REDUCED FROM 3 TO 2*
<b>DECISION:</b>	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](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=619453)

Deferred for consideration at a later subcommittee in order that:

1. Consider the relocation of the air con/condensing units further along the wall so that they are not directly below the external terraces of the flats above
2. Consider mechanical attenuation of any noise that exceeds the prevailing background noise level
3. Consider any other methods for reducing noise levels (enclosing the units within a box)

**Report Item No:4**

<b>APPLICATION No:</b>	EPF/0250/19
<b>SITE ADDRESS:</b>	38 High Beech Road Loughton Essex IG10 4BL
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton Forest
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of two new 4-bedroom dwellings in place of existing single 4-bedroom dwelling.
<b>DECISION:</b>	Grant Permission (Subject to Legal Agreement)

**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=620093](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=620093)

**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 will be completed strictly in accordance with the approved drawings nos: FVX\_212 B, FVX\_221, FVX\_220, FVX\_203 A, FVX\_201 A, FVX\_202 A, FVX\_200, FVX\_001, Existing Plans, FVX\_100, FVX\_211 C, FVX\_204 B, FVX\_210 C, FVX\_213 C
- 3 No construction works above ground level shall have taken place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing, prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
- 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 such agreed details.
- 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) (England) Order 2015, as amended, (or any other order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Class A, B and E of Part 1 of Schedule 2 to the Order, shall be undertaken without the prior written permission of the Local Planning Authority.

- 7 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. These works shall be carried out as approved. 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.
- 8 The turning area shown on the approved plans shall be provided prior to the first occupation of the site and retained thereafter free of obstruction to enable a vehicle to turn and leave in a forward gear.
- 9 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents.
- 10 Prior to first occupation of the development hereby approved, 1 Electric Vehicle Charging Point for each dwelling shall be installed and retained thereafter for use by the occupants of the site.
- 11 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 12 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
  1. The parking of vehicles of site operatives and visitors
  2. Loading and unloading of plant and materials
  3. Storage of plant and materials used in constructing the development
  4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
  5. Measures to control the emission of dust and dirt during construction, including wheel washing.
  6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
  7. Tree protection measures.
- 13 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.

- 14 No development shall commence until an assessment of the risks posed by any contamination, carried out in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), shall have been submitted to and approved in writing by the local planning authority. If any contamination is found, a report specifying the measures to be taken, including the timescale, to remediate the site to render it suitable for the approved development shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures and timescale and a verification report shall be submitted to and approved in writing by the local planning authority. If, during the course of development, any contamination is found which has not been previously identified, work shall be suspended and additional measures for its remediation shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures and a verification report for all the remediation works shall be submitted to the local planning authority within 21 days of the report being completed and approved in writing by the local planning authority.
- 15 Following completion of the measures identified in the approved remediation scheme, and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
- 16 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the Phase 2 report, work shall be suspended and additional measures for its remediation shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures and a verification report for all the remediation works shall be submitted to the local planning authority within 21 days of the report being completed and approved in writing by the local planning authority.
- 17 No development shall take place, including any works of demolition, until a revised site layout plan has been submitted to, and approved in writing by the Local Planning Authority. The site layout plan shall detail the building footprint moved back into the site by approximately 400mm to enable a perpendicular parking arrangement of 5.2m between the front bay of the proposed dwellings and the back edge of the pavement. The development shall be constructed in accordance with the approved drawings.



**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/0576/19
<b>SITE ADDRESS:</b>	20 Wellfields Loughton Essex IG10 1NX
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	Lantern rooflight to extension approved under EPF/0247/18, conversion of garage to habitable room, three dormer windows to front elevation and changes to fenestration.
<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=621334](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=621334)

**Reason for refusal**

1. The proposed alterations to the front elevation in particular the removal of the centrally located full height window, would be detrimental to the character and appearance of this group of properties to which the subject site belongs and the street scene in general. The proposal is therefore contrary to policy DBE10 of the adopted Local Plan 1998, policy DM9 of the Submission Version of the Local Plan 2017 and the NPPF 2019.

Way forward: The applicant to consider the retention of the full height window to the front elevation for the property to be consistent with the adjoining and nearby properties.

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