

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 3 July 2019
South

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 9.15 pm
High Street, Epping

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

Other Councillors:

Apologies: A Beales, R Jennings, J Knapman and L Mead

Officers Present: M Johnson (Implementation Team manager), J Leither (Democratic Services Officer) and R Perrin (Democratic Services Officer)

7. 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.

8. MINUTES

RESOLVED:

That the minutes of the Sub-Committee meeting held on 29 May 2019 be taken as read and signed by the Chairman as a correct record subject to the following amendment;

Development Control (Minute 6) – Report Item 2, EPF/3413/18 Church Hill Service Station, 117 Church Hill, Loughton Condition 4 - the removal of the word 'should', to be replaced with 'must'.

9. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor R Brookes declared a non-pecuniary interest in the following item of the agenda by virtue of previously living on Lower Park Road and knowing some of the objectors. The Councillor had determined that she would remain in the meeting for the consideration of the item.

- EPF/2881/18 - 76 Algiers Road, Loughton.

(b) Pursuant to the Council's Code of Member Conduct, Councillor S Murray declared a non-pecuniary interest in the following item of the agenda by virtue of knowing the objector. The Councillor had determined that he would remain in the meeting for the consideration of the item.

- EPF/0564/19 – 71 Stonards Hill, Loughton.

(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 knowing the objector's spouse. The Councillor had determined that he would remain in the meeting for the consideration of the item.

- EPF/0931/19 – 12 High Elms, Chigwell.

10. ANY OTHER BUSINESS

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

11. 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

12. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 4 be determined as set out in the attached schedule to these minutes.

CHAIRMAN

Report Item No:1

APPLICATION No:	EPF/2881/18
SITE ADDRESS:	76 Algiers Road Loughton Essex IG10 4NF
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Demolition of existing dwelling and replacement with a new building consisting of 3 x 1 bed and 3 x 2 bed apartments.
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=616455

1. The proposal, by reason of its size, poor design and position would harm the spacious character of the area and be generally out of character with the plan form of nearby buildings detracting from the overall appearance of the locality. The proposal would therefore be contrary to policies CP2 and DBE1 of the Adopted Local Plan 1998/2006 , policy DM9 of the Local Plan Submission Version 2017, and be at odds with paragraph 127 of the National Planning Policy Framework 2019.
2. The Council considers the existing building at the application site to be a non-designated heritage asset, the loss of which would of itself be harmful to the character and appearance of the locality. It therefore considers its loss can only be justified if it is replaced by a development that is of high quality design. Its loss would only serve to exacerbate the harm caused by the development to the character and appearance of the locality. The loss of the non-designated heritage asset is therefore contrary to policies CP2 (iv) and CP7 of the adopted Local Plan (1998/2006), and would be at odds with paragraph 127 the National Planning Policy Framework 2019.
3. The proposal lacks an adequate level of amenity space for future occupiers of the proposed development; in addition access to off site alternative amenity space is not considered to be in reasonable proximity nor legibly accessible. The proposal is therefore contrary to policies DBE8 of the Adopted Local Plan (1998/2006) and policy DM9 (High Quality Design) of the Local Plan Submission Version 2017.

Report Item No: 2

APPLICATION No:	EPF/3421/18
SITE ADDRESS:	14 Broadstrood Loughton Essex IG10 2SB
PARISH:	Loughton
WARD:	Loughton St Johns
DESCRIPTION OF PROPOSAL:	Part demolition of existing and erection of new rear, front and roof extension.
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=618814

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 no's: 001, 002, 003, 004 Rev C, 005 Rev C, 006 Rev C, 007 Rev C, 008 Rev C and 009 Rev B.
- 3 The window openings in the flank elevations above ground floor shall be entirely fitted with obscured glass with a minimum Level 3 obscurity and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 4 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 Classes A and B of Part 1 of Schedule 2 to the Order, shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 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.
- 6 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.

7. 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.

8. Prior to any above ground works, details of a landscaping scheme for the frontage areas of the site, which shall include planting along the east and west boundary fence/wall in addition to that proposed to the front wall, shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping shall be carried out in accordance with the approved details, maintained and retained.

Report Item No: 3

APPLICATION No:	EPF/0564/19
SITE ADDRESS:	71 Stonards Hill Loughton Essex IG10 3EH
PARISH:	Loughton
WARD:	Loughton Roding
APPLICANT:	Mr Keith Everitt
DESCRIPTION OF PROPOSAL:	Erection of a pair of single storey garages, with access on Alderton Way.
RECOMMENDED DECISION:	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=621241

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 no's: DE 12, DE 13 and DE 15 Rev A
- 3 The building hereby approved shall only be used for the garaging of cars. It shall not be used for any other purpose including any commercial, business or industrial use.
- 4 Prior to occupation of the development the vehicular access shall be constructed to a width of not less than 6 metres and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge
- 5 The tree protection, methodology for construction adjacent to trees and Arb site supervision shall be undertaken in accordance with the submitted Tree Survey/ Arboricultural Method Statement unless the Local Planning Authority gives its prior written approval to any alterations. Tree protection shall be implemented as shown on Andrew Day Arboricultural Consultancy Ltd dated 24th April 2019.
- 6 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.
- 7 The development hereby approved shall not be commenced above ground level until details of soft landscaping of the site, including to the front, have been

submitted to and approved in writing by the Local Planning Authority. The approved landscaping details shall be implemented in full within the first planting season following the substantial completion of the development.

Report Item No: 4

APPLICATION No:	EPF/0931/19
SITE ADDRESS:	12 High Elms Chigwell Essex IG7 6NF
PARISH:	Chigwell
WARD:	Grange Hill
APPLICANT:	Mr Colin Medley
DESCRIPTION OF PROPOSAL:	Demolition of existing property for x 2 no. 3 bedroom houses with basement, ground floor and first floor. (Revised application to EPF/2758/17).
RECOMMENDED DECISION:	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=622739

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 no's: 001, 200, 201, 202(v2), 210(v2), 211(v2) and 212
- 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 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.
- 5 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.

- 6 Tree protection shall be implemented prior to the commencement of development activities (including demolition) in accordance with the submitted Tree Survey/ Arboricultural Method Statement reports unless the Local Planning Authority gives its prior written approval to any alterations. Tree protection shall be installed as described within Tracy Clarke Tree Consultancy report ref TCTC-00317 dated June 2017
- 7 No preliminary ground works shall take place until a flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tool. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
- 8 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.
- 9 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.
- 10 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.

- 11 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.
- 12 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.
- 13 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.
- 14 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.
- 15 No ground works shall take place until details of levels 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.
- 16 The underground 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 and visitor's vehicles.
- 17 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 18 The development hereby approved shall be carried out strictly in accordance with the recommendations of the Basement Impact Assessment dated June 2018 by Site Analytical Services Ltd.
- 19 The two houses hereby approved shall not be occupied until the internal lift linking all 3 floors in each of the dwellings has been constructed and is available for use.
- 20 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, C, D and E of Part 1 of Schedule 2 to the Order,

shall be undertaken without the prior written permission of the Local Planning Authority.

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