

## **EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Planning Sub-Committee **Date:** 29 January 2020  
South

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

**Members Present:** A Patel (Vice-Chairman, in the Chair), R Baldwin, R Brookes, R Jennings, J Jennings, H Kauffman, J Knapman, A Lion, L Mead, S Neville, M Owen, C P Pond, C C Pond, S Rackham, C Roberts, D Roberts, D Sunger and D Wixley

**Other Councillors:**

**Apologies:** G Mohindra, A Beales, S Heap, S Murray, B Sandler and J Share-Bernia

**Officers Present:** A Marx (Service Manager Planning (Development Management)), M Johnson (Development Management Manager), F Caillat (Conservation Officer), A Hendry (Senior Democratic Services Officer) and P Seager (Chairman's Officer)

### **64. 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.

### **65. MINUTES**

#### **RESOLVED:**

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

### **66. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillor J Knapman declared a non-pecuniary interest in the following agenda items by virtue of having emails from the applicant about the process for the meeting. The Councillor had determined that he would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/2501/19 & EPF2502/19 – Grange Court 72 High Road, Chigwell.

(b) Pursuant to the Council's Code of Member Conduct, Councillor D Sunger declared a non-pecuniary interest in the following agenda items by virtue of having chaired the Chigwell Parish Council Planning Committee for the following items. The

Councillor had determined that he would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/2501/19 & EPF2502/19 – Grange Court 72 High Road, Chigwell.

#### 67. ANY OTHER BUSINESS

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

#### 68. 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)

#### 69. SITE VISITS

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

#### 70. PLANNING APPLICATION - EPF/2501/19 GRANGE COURT 72 HIGH ROAD, CHIGWELL

<b>APPLICATION No:</b>	EPF/2501/19
<b>SITE ADDRESS:</b>	Grange Court 72 High Road Chigwell IG7 6PT
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>DESCRIPTION OF PROPOSAL:</b>	Variation of condition 2 `Plan numbers' of EPF/3275/17 (Grade II* listed building consent for conversion, extension and partial demolition of existing building to provide 14 flats with associated parking and landscaping. Change of use from residential school building (Use Class C2) to residential (Use Class C3)) - alterations to layout within listed building, and to layout and elevations in the extensions
<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=629481](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=629481)

#### REFUSED

1 The proposed alterations to the Grade II\* Listed Building would result

in significant and substantial harm to the form and character, historic layout and fabric, and legibility of the listed building, introducing modern built elements not characteristic to a building of the age and style, substantially altering the internal and external built form, and removing and subdividing parts of the building which are of significant importance to the fabric, appearance and legibility of its form. Such works would thereby be contrary to policies HC10, HC12, DBE2 and DBE9 of the adopted Local Plan and Alterations, policies DM7, DM8, DM9 and DM10 of the Local Plan Submission Version (2017), and the NPPF, particularly paragraphs 184, 193 and 196.

- 2 The alterations to the extension in terms of the treatment of the glazed link to the Listed Building and the north east elevation in particular, together with other alterations, would result in a lessening of the visual and spatial separation from the listed building, and in an increase in the appearance of mass and bulk resulting in an inappropriate dominance of the listed building, detrimental to the character of the site, to general amenity and to the wider Conservation Area, contrary to policies HC6, HC7, HC10, HC12, DBE1, DBE2 and DBE9 of the adopted Local Plan and Alterations, policies DM7, DM9 and DM10 of the Local Plan Submission Version (2017), and the NPPF.

#### Way forward:

The applicant to work with officers to secure the integrity, fabric and character of this Grade 11\* Listed Building and enable proper implementation of the extant planning permission and listed building consent in the interests of the future sustainability of this national heritage asset.

#### 71. PLANNING APPLICATION EPF/2502/19 - GRANGE COURT 72 HIGH ROAD, CHIGWELL

<b>APPLICATION No:</b>	EPF/2502/19
<b>SITE ADDRESS:</b>	Grange Court 72 High Road Chigwell IG7 6PT
<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>DESCRIPTION OF PROPOSAL:</b>	Variation of condition 2 'Plan numbers' of EPF/3264/17 (Conversion, extension and partial demolition of existing building to provide 14 flats with associated parking and landscaping. Change of use from residential school building (Use Class C2) to residential (Use Class C3) - - alterations to layout within listed building, and to layout and elevations in

	the extensions.
<b>DECISION:</b>	Refuse Permission

**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=629482](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=629482)

## REFUSED

- 1 The proposed alterations to the Grade II\* Listed Building would result in significant and substantial harm to the form and character, historic layout and fabric, and legibility of the listed building, introducing modern built elements not characteristic to a building of the age and style, substantially altering the internal and external built form, and removing and subdividing parts of the building which are of significant importance to the fabric, appearance and legibility of its form. Such works would thereby be contrary to policies HC10, HC12, DBE2 and DBE9 of the adopted Local Plan and Alterations, policies DM7, DM8, DM9 and DM10 of the Local Plan Submission Version (2017), and the NPPF, particularly paragraphs 184, 193 and 196.
- 2 The alterations to the extension in terms of the treatment of the glazed link to the Listed Building and the north east elevation in particular, together with other alterations, would result in a lessening of the visual and spatial separation from the listed building, and in an increase in the appearance of mass and bulk resulting in an inappropriate dominance of the listed building, detrimental to the character of the site, to general amenity and to the wider Conservation Area, contrary to policies HC6, HC7, HC10, HC12, DBE1, DBE2 and DBE9 of the adopted Local Plan and Alterations, policies DM7, DM9 and DM10 of the Local Plan Submission Version (2017), and the NPPF.

### Way forward:

The applicant to work with officers to secure the integrity, fabric and character of this Grade II\* Listed Building and enable proper implementation of the extant planning permission and listed building consent in the interests of the future sustainability of this national heritage asset.

## 72. PLANNING APPLICATION - EPF/2764/19 11 KEY WEST COURT BLOCK B, 120 HIGH ROAD, CHIGWELL

<b>APPLICATION No:</b>	EPF/2764/19
<b>SITE ADDRESS:</b>	11 Key West Court Block B 120 High Road Chigwell Essex IG7 5AR

<b>PARISH:</b>	Chigwell
<b>WARD:</b>	Chigwell Village
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed erection of an open sided car port over car parking spaces.
<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=630498](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=630498)

## REFUSED

- 1 The proposal, by reason of its height, design and proximity to flats 11 and 12 of Key West Court, Block B, results in an overbearing relationship and is detrimental to the visual amenities of occupiers of those flats. The development is therefore contrary to policies DBE1 and DBE2 of the Adopted Local Plan, policy DM9 of the Local Plan Submission Version 2017 and the NPPF 2019.

### Way forward:

Remove the structure

**CHAIRMAN**

This page is intentionally left blank