

# EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

**Committee:** Area Planning Sub-Committee                      **Date:** 3 June 2020  
South

**Place:** Virtual Meeting on Zoom                                      **Time:** 7.00 - 9.10 pm

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

**Apologies:** G Mohindra

**Officers Present:** T Carne (Corporate Communications Team Manager), G Courtney (Planning Applications and Appeals Manager (Development Management)), A Marx (Development Manager Service Manager (Planning)), J Leither (Democratic Services Officer), G Woodhall (Democratic & Electoral Services Officer) and S Mitchell (PR Website Editor)

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## 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 meeting held on 26 February 2020 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, Councillors C P Pond and C C Pond declared a non-pecuniary interest in the following agenda item. The Councillors had determined that they would leave the meeting for the consideration of the application and voting thereon:

- EPF/2486/19 – 5 Staples Road, Loughton.

(b) Pursuant to the Council's Code of Member Conduct, Councillor A Patel declared a non-pecuniary interest in the following agenda item by virtue of being the Portfolio Holder for Commercial and Regulatory Services and this item being a Council owned asset. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2162/19 – 202 High Road, Loughton.

(c) Pursuant to the Council's Code of Member Conduct, Councillor L Mead declared a non-pecuniary interest in the following agenda item by virtue of the residents of 10 Monkchester Close being known to her. The Councillor had determined that she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1317/19 – Trevelyan House, Goldings Hill, Loughton.

#### 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. SITE VISITS

The Sub-Committee agreed to hold site visits to the following application locations:

- EPF/1317/19 – Trevelyan House, Goldings Hill, Loughton IG10 2SW;
- EPF/1680/19 – 30 York Hill, Loughton IG10 1HT; and
- EPF/2486/19 – 5 Staples Road, Loughton IG10 1HR.

#### 7. PLANNING APPLICATION - EPF/1317/19 - TREVELYAN HOUSE, GOLDINGS HILL, LOUGHTON

<b>APPLICATION No:</b>	EPF/1317/19
<b>SITE ADDRESS:</b>	Trevelyan House Goldings Hill Loughton Essex IG10 2SW
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Johns
<b>DESCRIPTION OF PROPOSAL:</b>	Application for Variation of Condition 2:"completed strictly with approved drawings" for EPF/2379/17. (Demolition of three existing properties and associated buildings to be replaced with x 8 no. dwelling houses, new access road, parking and landscaping). Erection of 7 no. street lights accompanied by a lighting report.
<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=624325](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=624325)

**Deferred for site visit.**

**8. PLANNING APPLICATION EPF/1680/19 - 30 YORK HILL, LOUGHTON**

<b>APPLICATION No:</b>	EPF/1680/19
<b>SITE ADDRESS:</b>	30 York Hill Loughton Essex IG10 1HT
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Johns
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed two storey side and rear extension.
<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=625996](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=625996)

Deferred for site visit.

**9. PLANNING APPLICATION - EPF/2162/19 - 202 HIGH ROAD, LOUGHTON**

<b>APPLICATION No:</b>	EPF/2162/19
<b>SITE ADDRESS:</b>	202 High Road Loughton IG10 1ET
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use from A3 to A5 (Including Air Extraction & Ventilation Details)
<b>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=628058](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=628058)

**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 numbers: P19-044-01 Rev A, P19-044-02 Rev A, P19-044-06 Rev E, P19-044-105 Rev A and 8382 M 1010 B.

- 3 Prior to the occupation of the unit, a Refuse Collection & Education Plan and Litter Management Plan shall be submitted to and agreed in writing with the Local Planning Authority, and the use shall thereafter be operated in accordance with the approved details.
- 4 The Extraction and Ventilation System shall be fully installed and operational prior to the use hereby permitted first commencing and thereafter shall be maintained in perpetuity strictly in accordance with the Environmental Noise Assessment (Project Ref: 7147-Loughton | Rev: 0 | 25th June 2019), Odour Control Assessment (Rev 00, June 2019), P19-044-105 Rev A and 8382 M 1010 B.
- 5 The A5 use hereby permitted shall not be open to customers / members outside the hours of 08:00 to 22:00 Sunday to Thursday and 08:00 to 22:30 Friday and Saturday.
- 6 No service deliveries or waste collection shall be made to or from the site outside the hours of 17:00 – 21.30 Monday to Sundays (Including Public/Bank Holidays)
- 7 Prior to the occupation of the unit hereby approved, signage shall be displayed to the front and side of the property discouraging drivers from parking in the alleyway or on the pavement. The signage shall be retained thereafter.

#### 10. PLANNING APPLICATION - EPF/2486/19 - 5 STAPLES ROAD, LOUGHTON

<b>APPLICATION No:</b>	EPF/2486/19
<b>SITE ADDRESS:</b>	5 Staples Road Loughton IG10 1HP
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
	Mr Matthew Wood
<b>DESCRIPTION OF PROPOSAL:</b>	Ground and lower ground floor rear renovation and extension.
<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=629415](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=629415)

**Deferred for site visit.**

**CHAIRMAN**