

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 23 September 2020
South

Place: Virtual Meeting on Zoom **Time:** 7.00 - 9.25 pm

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

Apologies: A Lion, G Mohindra, B Sandler and D Sunger

Officers Present: A Marx (Development Manager Service Manager (Planning)), J Godden (Heritage, Enforcement & Landscaping Team Manager), J Leither (Democratic Services Officer), G Woodhall (Democratic & Electoral Services Manager) and S Mitchell (PR Website Editor)

45. 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.

46. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the virtual meeting and outlined the procedures and arrangements agreed by the Council, to enable persons to address the Sub-Committee in relation to the determination of applications for planning permission.

47. MINUTES

Resolved:

That the minutes of the meeting of the Sub-Committee held on 26 August 2020 be taken as read and signed by the Chairman as a correct record.

48. DECLARATIONS OF INTEREST

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

EPF/2668/19 – 1 Landmark House, 3 The Broadway, Loughton IG10 2FA

49. ANY OTHER BUSINESS

The Sub-Committee noted that there was no other urgent business for consideration at the meeting.

50. EPPING FOREST DISTRICT LOCAL PLAN SUBMISSION VERSION - PLANNING POLICY BRIEFING NOTE

The Sub-Committee 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

51. SITE VISITS

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

52. PLANNING APPLICATION - EFP/2378/19 2 PRINCES ROAD, BUCKHURST HILL

APPLICATION No:	EFP/2378/19
SITE ADDRESS:	2 Princes Road Buckhurst Hill IG9 5EG
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Proposed replacement of a single dwelling with a new building consisting of x 2 no. commercial units and x 6 no. fully accessible apartments. (Revised application to EFP/0632/19).
DECISION:	Referred to DDMC

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=628980

Referred on a minority reference, with a recommendation to approve

Extra conditions – retention of brickwork – no render, Windows and doors to be of wood not aluminium, hours of delivery to retail units in line with shop opening hours (request re hours of construction will be in the CMS condition).

53. PLANNING APPLICATION - EFP/2668/19 1 LANDMARK HOUSE, 3 THE BROADWAY, LOUGHTON

APPLICATION No:	EFP/2668/19
SITE ADDRESS:	1 Landmark House 3 The Broadway Loughton Essex

	IG10 2FA
PARISH:	Loughton
WARD:	Loughton Broadway
DESCRIPTION OF PROPOSAL:	New front facade to existing shell for public house with new front elevation signage & new air conditioning/ventilation system.
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=630153

REFUSED

1. The noise and odour ventilation and extraction systems cause intolerable nuisance to the residents of Landmark House and public, contrary to policy RP5A of the Local Plan and alterations and Policy DM21 of the SVLP.
2. The signage of the front is excessive and garish, causing significant harm the character and appearance of the street scene in this location contrary to policy DBE 13 of the Local Plan and alterations and policy DM13 of the SVLP.

Way Forward – extended the ventilation flues above roof level and switch off the systems when the premises is closed.

54. PLANNING APPLICATION - EPF/1289/20 37 FAIRLANDS AVENUE, BUCKHURST HILL

APPLICATION No:	EPF/1289/20
SITE ADDRESS:	37 Fairlands Avenue Buckhurst Hill IG9 5TF
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Proposed two storey side extension and loft conversion with remodelling of the garage.
DECISION:	Referred to DDMC

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=638218

Referred to DDMC on a minority reference, with a recommendation to approve.

55. PLANNING APPLICATION - EPF/1376/20 37 FOREST VIEW ROAD, LOUGHTON

APPLICATION No:	EPF/1376/20
SITE ADDRESS:	37 Forest View Road Loughton IG10 4DX
PARISH:	Loughton
WARD:	Loughton Forest
DESCRIPTION OF PROPOSAL:	Part single storey part two storey rear extension and loft conversion.
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=638655

Deferred for more information on whether a 2003 permission is still “live” and for better quality plans.

CHAIRMAN