

## **EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

<b>Committee:</b>	Area Planning Sub-Committee South	<b>Date:</b>	Wednesday, 25 January 2023
<b>Place:</b>	Council Chamber - Civic Offices	<b>Time:</b>	7.00 - 7.55 pm
<b>Members Present:</b>	Councillors K Williamson (Chairman), S Patel, I Allgood, R Brookes, S Heap, H Kauffman, A Lion, C Nweke, A Patel, Caroline Pond, C C Pond, K Rizvi, D Sunger and D Wixley		
<b>Members Present (Virtually):</b>	None		
<b>Apologies:</b>	R Baldwin, P Bhanot, R Jennings, J Jennings, J Jogia, L Mead, S Murray and M Owen		
<b>Officers Present:</b>	J Rogers (Principal Planning Officer), J Leither (Democratic Services Officer) and N Cole (Corporate Communications Officer)		
<b>Officers Present (Virtually):</b>	G Courtney (Planning Applications and Appeals Manager (Development Management)) and V Messenger (Democratic Services Officer)		

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### **97. 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.

### **98. DECLARATIONS OF INTEREST**

- a) Pursuant to the Council's Members' Code of Conduct, Councillor K Rizvi declared a non-pecuniary interest in the following item of the agenda by virtue of the applicant being known to him. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2255/22 – 25 Traps Hill, Loughton IG10 1SZ

### **99. MINUTES**

#### **RESOLVED:**

That the minutes of the Sub-Committee held on 21 December 2022 be taken as read and signed by the Chairman as a correct record.

### **100. ANY OTHER BUSINESS**

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

**101. EPPING FOREST DISTRICT COUNCIL PLANNING POLICY BRIEFING NOTE (OCTOBER 2021)**

It was noted that the Epping Forest District Council Planning Policy Briefing note was available at:

<https://www.eppingforestdc.gov.uk/wp-content/uploads/2021/10/Planning-Policy-Briefing-Note-06-October-2021-accessible.pdf>

**102. SITE VISITS**

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

**103. PLANNING APPLICATION - EPF/2255/22 25 TRAPS HILL, LOUGHTON IG10 1SZ**

Decision attached.

**104. PLANNING APPLICATION - EPF/2635/22 GLENMEAD, PALMERSTON ROAD, BUCKHURST HILL IG9 5NL**

Decision attached.

**CHAIRMAN**

**Application Ref:** EPF/2255/22  
**Application Type:** Full planning permission  
**Case Officer:** Sukhvinder Dhadwar  
**Site Address:** 25, Traps Hill, Loughton, IG10 1SZ  
**Proposal:** Proposed additional floor extension to existing building to add consulting rooms and associated ancillary facilities  
**Ward:** Loughton St. Mary's  
**Parish:** Loughton  
**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000P70T>  
**Decision:** Approve with Conditions

## Conditions: (7)

- 1 The development hereby permitted shall begin not later than three years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans:

Design and Access Statement, 854-200-L-X01, 854-200-L-X02, 854-200-L-X03, 854-200-L-X04, Arboricultural Report by Tim Moya Associates dated September 2022.

Reason: For the avoidance of doubt and to ensure the proposal is built in accordance with the approved plans.

- 3 The solar panels shall be installed in accordance with the details shown on plan number 854-200-L-301 and shall be built in accordance with the Approved Document Part L (Conservation of Fuel and Power) of the Building Regulations 2010.

Reason: To promote sustainable building design in accordance with CP5 of the Adopted Local Plan and Alterations and Policies SP3, DM 9 and DM20 of the Epping Forest District Council Local Plan Submission Version 2017.

- 4 Tree protection shall be installed as shown on Tim Moya Associates 'Tree Protection Plan' drawing number 170540-P-32 dated 21st September 2022 prior to the commencement of development activities (including any demolition). The methodology for development (including Arboricultural supervision) shall be undertaken in accordance with the submitted Tree Survey/ Arboricultural Method Statement reports.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, and to enable full and proper consideration be given to the impact of the proposed development on existing trees / hedges, so as to safeguard and enhance the visual amenities of the area and to ensure a satisfactory appearance to the development in accordance with policy LL10 of the adopted Local Plan 1998 & 2006, policies DM3 and DM5 of the Local Plan Submission Version 2017, and the NPPF 2021.

- 5 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. 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.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 as well as to safeguard the amenity of the existing trees, shrubs or hedges and to ensure a satisfactory appearance to the development, in accordance with policies LL10 and LL11 of the adopted Local Plan and Alterations 1998 & 2006, and policies DM3 and DM5 of the Local Plan Submission Version 2017, and the NPPF.

- 6 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building.

Reason: To ensure a satisfactory appearance in the interests of visual amenity of the area, in accordance with policy DBE1 of the adopted Local Plan 1998 & 2006, and Policy DM9 of the Local Plan Submission Version 2017, and the NPPF.

- 7 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order (GPDO) 2015 (or any Order revoking and/or re-enacting that Order) the premises shall only be used as a medical surgery as specified in the application and for no other purpose (including any other purpose in Class E of the Schedule to the Town & Country Planning (Use Classes) Order 1987 or any provision equivalent to that Class in any Statutory Instrument revoking and/or re-enacting that Order).

Reason: This use only is permitted and other uses, either within the same Use Class, or permitted by the GPDO are not acceptable to the Local Planning Authority in this location because other uses may have an adverse impact on the character and appearance of this locality , in accordance with Policies CP7 and DBE1 of the adopted Local Plan 1998 & 2006, Policy DM 9 of the Local Plan Submission Version 2017, and the NPPF.

**Informatives: (1)**

- 8 The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

**Application Ref:** EPF/2635/22  
**Application Type:** Prior approval Part 20 Class A: New dwellinghouses on detached block of flats  
**Case Officer:** Ian Ansell  
**Site Address:** Glenmead, Palmerston Road, Buckhurst Hill, IG9 5NL  
**Proposal:** Application for Prior Approval (dwellinghouses on detached blocks of flats) for a proposed single storey extension over part of the flat roof of the existing 3 storey building, to provide 5 additional one and two bed flats.  
**Ward:** Buckhurst Hill West  
**Parish:** Buckhurst Hill  
**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001UiFh>  
**Decision:** Refused

- 1 By reason of its excessive height, bulk, scale and massing on a prominent position on the junction of Palmerston Road and Westbury Road, the proposed development will appear as an incongruous and jarring feature in the street scene thereby causing it significant harm. The proposal fails to achieve the high level of design required and therefore it is contrary to policies CP2 and DBE1 of the Adopted Local Plan and with Policy DM 9 paragraphs A and D of the Epping Forest District Local Plan (Submission Version) 2017 and with the design policies of the National Planning Policy Framework 2021.
- 2 By reason of its excessive height, bulk, scale and massing within close proximity to neighbouring properties, the proposal will cause significant harm to the living condition of no.66 and 68 Palmerston Road by causing a significant loss of light and appearing overbearing. The proposal is therefore contrary to policy DBE9 of the Adopted Local Plan and with policy DM 9 paragraph H of the Epping Forest District Local Plan (Submission Version) 2017 and with the standards required by the National Planning Policy Framework 2021.
- 3 The introduction of the new parking area and bin store will significantly reduce the usable green space currently enjoyed by existing residents thereby significantly harming their existing living conditions. The proposal is therefore contrary to policy DBE8 of the Adopted Local Plan and with policy DM 10 of the Epping Forest District Local Plan (Submission Version) 2017 and with the objectives of the National Planning Policy Framework 2021
- 4 Since there is no appropriate mechanism to secure the necessary financial contribution towards managing the effects of recreational pressure or air pollution on the Epping Forest Special Area of Conservation, the proposal fails to demonstrate its compliance with policies DM 2 and DM 22 of the Epping Forest District Local Plan, policy NC1 of the Adopted Local Plan and Alterations (2006), with paragraphs 181 and 182 of the National Planning Policy Framework (2021) and with the requirements of the Habitat Regulations (2017)

**Informatives: (2)**

5 The Local Planning Authority has identified matters of concern within the officer's report and clearly set out the reason(s) for refusal within the decision notice. The Local Planning Authority has a formal post-application advice service. Please see the Councils website for guidance and fees for this service - <https://www.eppingforestdc.gov.uk/planning-and-building/apply-for-pre-application-advice/>. If appropriate, the Local Planning Authority is willing to provide post-application advice in respect of any future application for a revised development through this service.

6 This decision is made with reference to the following plan numbers: 2102\_L\_005 Rev B, 010 Rev B, 011 Rev B, 013 Rev B, 020 Rev C, 030 Rev C, 031 Rev C, 032 Rev C, 055 Rev C, 060 Rev B, 061 Rev C, 063 Rev C, 066 Rev C, 070 Rev E, 080 Rev E, 081 Rev E, 082 Rev E and 083.