

Delegated Report
Brook Way, Chigwell, IG7
EPF/2033/24

Site and Surroundings

The site comprises unrestricted car parking spaces adjacent to garages on Brook Way leading off Chigwell Rise. Several trees with Tree Protection Orders lie within 10m of the site. Brook Way consists of access to several apartment blocks, garages and ancillary areas to the businesses on Brook Parade. It is not in a Conservation Area, and it does not lie within the boundaries on Green Belt.

Proposal

Siting of 1.no fast electric vehicle chargers together with ancillary electrical equipment to create 2.no fast vehicle charging bays at an existing section of on-street parking as part of a community charging installation.

Relevant Planning History

None.

Development Plan Context

Epping Forest Local Plan 2011-2033 (2023)

On 9 February 2023, the council received the Inspector's Report on the Examination of the Epping Forest District Local Plan 2011 to 2033. The Inspector's Report concludes that subject to the Main Modifications set out in the appendix to the report, the Epping Forest District Local Plan 2011 to 2033 satisfies the requirements of Section 20(5) of the Planning and Compulsory Purchase Act 2004 and meets the criteria for soundness as set out in the National Planning Policy Framework and is capable of adoption. The proposed adoption of the Epping Forest District Local Plan 2011 to 2033 was considered at an Extraordinary Meeting of the Council held on 6 March 2023 and formally adopted by the Council.

The following policies within the current Development Plan are considered to be of relevance to this application:

T1	Sustainable Transport Choices
DM3	Landscape Character, Ancient Landscapes and Geodiversity
DM5	Green and Blue Infrastructure
DM15	Managing and Reducing Flood Risk
DM17	Protecting and Enhancing Watercourses and Flood Defences

National Planning Policy Framework 2023 (Framework)

The Framework is a material consideration in determining planning applications. The following paragraphs are considered to be of relevance to this application:

Paragraph 160

Summary of Representations

Number of neighbours Consulted: 52. 0 response received.
Site notice posted: N/a

Chigwell Parish Council – *No objection*

Essex County Council Highways - 'From a highway and transportation perspective the impact of the proposal is **NOT** acceptable to the Highway Authority for the following reasons:

1. The application is proposing to site unauthorised equipment within the publicly maintainable highway and as such is considered to be an obstruction detrimental to highway safety.

Therefore, this proposal is contrary to the Highway Authority's Development Management Policies, and the NPFF 2023.'

EFDC Trees and Landscaping - 'We have no observations to make on this application.'

Planning Considerations

The main issues for consideration in this case are:

- a) The impact on the character and appearance of the locality
- b) Highway safety and parking provision
- c) The impact to the living conditions of neighbours
- d) The impact on trees and landscaping

Character & Appearance

The siting of the proposed development is on the east side of Brook Way close to car parking spaces adjacent to garages on Brook Way leading off Chigwell Rise. Brook Way is a narrow road largely accommodating garage blocks on the eastern side as well as ancillary areas to the commercial units of Brook parade.

Other street furniture exists in the immediate vicinity therefore the utility EV unit would not be considered out of place. The proposal would not impact negatively on the character and appearance of the streetscene.

Highway Safety

The Highways Authority is committed to achieving Net Zero through supporting electric vehicle charging infrastructure but currently does not have the legal mechanism to approve the siting of this equipment within the highway. The policy approach to EV charging infrastructure is expected to be development later in 2024. As such, the Highways Authority is not able to support the proposal.

From a planning perspective, the proposed siting of the 2 parking bays and charging unit is unlikely to cause an obstruction or have an adverse impact on highway safety.

Parking bay width does not conform to the minimum size for parallel parking as per the Council's adopted Parking Standards and is therefore contrary to Policy T1 of the Local Plan.

Living Conditions

The proposal is not likely to result in loss of neighbour amenity in terms of loss of outlook, overlooking, loss of privacy or noise.

Trees and Landscaping

There are several trees with Tree Protection Orders within the immediate setting. However, the proposal is surrounded by hardstanding which will have constrained the rooting environment considerably. As such there is unlikely to be an adverse impact to protected trees.

Conclusion

For the reasons set out above, having regard to the matters raised, it is recommended that planning permission be refused.