

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 21 April 2021
South

Place: Virtual Meeting on Zoom **Time:** 7.00 - 8.25 pm

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

Other Councillors: None.

Apologies: M Owen and D Sunger

Officers Present: J Godden (Heritage, Enforcement & Landscaping Team Manager), A Marx (Development Manager Service Manager (Planning)), V Messenger (Democratic Services Officer), A Hendry (Democratic Services Officer) and A Buckley (Communications Officer)

94. WEBCASTING INTRODUCTION

The Chairman made a short address to remind all present that this virtual meeting would be broadcast on the Internet, and that the Council had adopted a protocol for the webcasting of its meetings.

95. MINUTES

RESOLVED:

That the minutes of the last meeting of the Sub-Committee held on 24 March 2021 be taken as read and signed by the Chairman as a correct record.

96. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Members' Code of Conduct, Councillor S Heap declared a non-pecuniary interest in the following item by virtue of sharing email correspondence with the applicant and an objector, and had called a meeting with the Planning and Enforcement officers about this application. The Councillor had determined that he would remain in the meeting for the consideration of the application but would not take part in the vote to determine the application:

- EPF/0339/21 – 46 Russell Road, Buckhurst Hill IG9 5QE

(b) Pursuant to the Council's Members' Code of Conduct, Councillor H Kauffman declared a non-pecuniary interest in the following item by virtue of being in email correspondence with the applicant. The Councillor had determined that

he would remain in the meeting for the consideration of the item but would not take part in the vote to determine the application:

- EPF/0339/21 – 46 Russell Road, Buckhurst Hill IG9 5QE

(c) Pursuant to the Council's Members' Code of Conduct, Councillor S Neville declared a non-pecuniary interest in the following item. The Councillor had determined that he would remain in the meeting for the consideration of the application:

- EPF/0339/21 – 46 Russell Road, Buckhurst Hill IG9 5QE

97. ANY OTHER BUSINESS

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

98. 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

99. SITE VISITS

The Sub-Committee Members noted that for the duration of the coronavirus pandemic, any planning applications deferred for a site visit at an Area Planning Sub-Committee would be automatically referred to the District Development Management Committee (or Council) for determination.

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

100. PLANNING APPLICATION - EFP/2442/20 179 QUEENS ROAD, BUCKHURST HILL IG9 5AZ

APPLICATION NO:	EPF/2442/20
SITE ADDRESS:	179 Queens Road, Buckhurst Hill, IG9 5AZ
PARISH	Buckhurst Parish Council
WARD	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Proposed office extension to existing ground floor commercial building (Revised application to EPF/0842/20) - As Amended
DECISION:	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=643693

CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans:
P102G; P104H; P101G; S001; S003; S004; S005: Location Plan
- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those of the existing building unless otherwise agreed in writing by the Local Planning Authority.
- 4 Prior to preliminary ground works taking place, details of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and shall be provided on site prior to the first occupation and shall be retained for the lifetime of the development.
- 5 The extension hereby permitted shall only be used for purposes incidental to the existing commercial building known as 179 Queens Road and shall not be used for any primary residential accommodation.
- 6 The use hereby permitted shall not be open to customers / members outside the hours of 7.30am to 6.30pm on Monday to Friday and 7.30am to 1.00pm on Saturday, Sundays and Bank Holidays.
- 7 No deliveries, external running of plant and equipment or demolition and construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours of 07:30 to 18:00 on Monday to Friday and 08:00 to 13:00 on Saturday and not at all on Sundays, Public or Bank Holidays without the prior written permission of the Local Planning Authority.
- 8 The door on the west elevation of the extension hereby approved, as shown on plan P101G shall only be used as a means of fire escape and not for other purposes and be permanently kept in this state.
- 9 No deliveries or collections (other than refuse collections) shall be carried out from Westbury Lane.
- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any other order revoking and re-enacting that order) no development permitted by virtue of Class A, C, E, F, & G of Part 7 to schedule 2 shall be undertaken.

101. PLANNING APPLICATION - EPF/0339/21 46 RUSSELL ROAD, BUCKHURST HILL IG9 5QE

APPLICATION No:	EPF/0339/21
SITE ADDRESS:	46 Russell Road Buckhurst Hill IG9 5QE
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West

DESCRIPTION OF PROPOSAL:	Retention of first floor side/front and roof extension with x3 front rooflights, and alteration to existing rear box dormer (set in by 800mm from outside edge).
DECISION:	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=648114

CONDITIONS

- 1 The building operations hereby permitted shall be demolished and all materials resulting from the demolition shall be removed within 2 months of the date of failure to meet any one of the requirements set out in i) & ii) below:
 - i) Within 1 month of the date of this decision or such other period as the Local Planning Authority may agree in writing, the approved scheme shall have been carried out and completed in accordance with the following plan numbers: PH/01, PH/02, PH/03, PH/04, PH/05, PH/06, PH/07, PH/08, PH/09, PH/10, and PH/11, and so retained.
 - ii) In the event of a legal challenge to this decision, or to a decision made pursuant to the procedure set out in this condition, the operation of the time limits specified in this condition will be suspended until that legal challenge has been finally determined.
- 2 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those in the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 No deliveries, external running of plant and equipment or demolition and construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours of 07:30 to 18:00 on Monday to Friday and 08:00 to 13:00 on Saturday and not at all on Sundays, Public or Bank Holidays without the prior written permission of the Local Planning Authority.
- 4 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed and utilised to clean vehicles immediately before leaving the site. Any mud or other material deposited on nearby roads as a result of the development shall be removed.
- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any other order revoking and re-enacting that order) no development permitted by virtue of Classes A, B, C & E of Part 1 to schedule 2 shall be undertaken.

CHAIRMAN