

## **EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Planning Sub-Committee **Date:** 31 March 2021  
East

**Place:** Virtual Meeting on Zoom **Time:** 7.00 - 7.28 pm

**Members Present:** P Keska (Chairman), H Brady (Vice-Chairman), P Bolton, L Burrows, I Hadley, S Jones, C McCredie, J McIvor, R Morgan, J Philip, P Stalker, B Vaz, C Whitbread, H Whitbread, J H Whitehouse and J M Whitehouse

**Other Councillors:**

**Apologies:** N Bedford and B Rolfe

**Officers Present:** G Courtney (Planning Applications and Appeals Manager (Development Management)), A Marx (Development Manager Service Manager (Planning)), S Kits (Lead Corporate Communications Officer - People), V Messenger (Democratic Services Officer) and R Perrin (Democratic and Electoral Services Officer)

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### **79. 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. The Sub-Committee noted the Council's Protocol for Webcasting of Council and Other Meetings.

### **80. WELCOME AND INTRODUCTION**

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements adopted by the Council to enable persons to address the Sub-Committee, in relation to the determination of applications for planning permission. The Sub-Committee noted the advice provided for the public and speakers in attendance at Council Planning Sub-Committee meetings.

### **81. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 3 March 2021 be taken as read and signed by the Chairman as a correct record.

### **82. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's members' Code of Conduct, Councillor L Burrows declared a non-pecuniary interest in the following item of the agenda in relation to knowing an objector. The Councillor had determined that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/0033/21 23 Buckingham Road, Epping CM16 5AF

(b) Pursuant to the Council's members' Code of Conduct, Councillor H Whitbread declared a non-pecuniary interest in the following item of the agenda in relation to knowing an objector. The Councillor had determined that she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0033/21 23 Buckingham Road, Epping CM16 5AF

(c) Pursuant to the Council's members' Code of Conduct, Councillor C McCredie declared a non-pecuniary interest in the following item of the agenda in relation to being a Town Councillor. The Councillor had determined that she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0033/21 23 Buckingham Road, Epping CM16 5AF

### 83. ANY OTHER BUSINESS

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

### 84. 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)

### 85. 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.

### 86. PLANNING APPLICATION - EPF/0033/21 23 BUCKINGHAM ROAD, EPPING CM16 5AF

<b>APPLICATION No:</b>	EPF/0033/21
<b>SITE ADDRESS:</b>	23 Buckingham Road Epping CM16 5AF
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey rear and single storey rear extensions. Single storey side extension. (Revised application to EPF/2489/20)

<b>DECISION:</b>	Grant Permission (With Conditions)
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**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=646781](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=646781)

### 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 shall be carried out and retained strictly in accordance with the following approved plans: 01, 02, 03, 04 Rev D and 05 Rev D
- 3 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.
- 4 Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a seating area, roof garden, terrace, patio or similar amenity area.
- 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, unless the Local Planning Authority gives its written consent to any variation. 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.
- 6 Tree protection shall be implemented prior to the commencement of development activities (including demolition), and the methodology for development (including supervision) shall be undertaken in accordance with the submitted Tree Survey/ Arboricultural Method Statement reports. Tree protection shall be installed as shown on Moore Partners Ltd drawing number MP/BUCK/01 dated 26th October 2020 unless the Local Planning Authority gives its prior written approval to any alterations.

**CHAIRMAN**