

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 25 August 2021
West

Place: Council Chamber, Civic Offices, **Time:** 7.00 - 7.35 pm
High Street, Epping

Members Present: S Heather (Chairman), R Bassett, H Kane, S Kane, J Leppert, M Sartin and D Stocker

Other Councillors:

Apologies: Y Knight, J Lea and D Plummer

Officers Present: G Courtney (Planning Applications and Appeals Manager (Development Management)), L Kirman (Democratic Services Officer), J Leither (Democratic Services Officer), R Moreton (Corporate Communications Officer) and P Seager (Chairman's Officer)

1. 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.

2. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the 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.

3. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 7 April 2021 be taken as read and signed by the Chairman as a correct record.

4. DECLARATIONS OF INTEREST

- (a) Pursuant to the Council's Code of Member Conduct, Councillor Heather declared a non-pecuniary interest by virtue of being a Member of The Lea Valley National Park.

- (b) Pursuant to the Council's Code of Member Conduct, Councillor M Sartin declared a non-pecuniary interest by virtue of being a Member of The Lea Valley National Park

5. ANY OTHER BUSINESS

It was reported that there was no urgent business for consideration at the meeting.

6. 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

7. SITE VISITS

The Sub-Committee agreed to hold a site visits to the following application location:

EPF/1223/21 – Aver House Nursery, Nazeing, EN9 2JE

8. PLANNING APPLICATION - EPF/1223/21 - AVER HOUSE, NURSERY ROAD, NAZEING EN9 2JE

APPLICATION No:	EPF/1223/21
SITE ADDRESS:	Aver House Nursery Road Nazeing Waltham Abbey EN9 2JE
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Demolition of commercial building and replacement with single dwelling.
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=651913

DEFERRED

For consultation with LVPRA and Members site visit

9. **PLANNING APPLICATION - EPF/1501/21 - FIELD STATION, GUNPOWDER PARK, SEWARDSTONE ROAD, WALTHAM ABBEY EN9 3GP**

APPLICATION No:	EPF/1510/21
SITE ADDRESS:	Field Station Gunpowder Park Sewardstone Road Waltham Abbey EN9 3GP
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach
DESCRIPTION OF PROPOSAL:	Proposed erection of a semi permanent canopy over the rear of the Field Station.
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=653114

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: location plan, site plan, proposed elevations.
- 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 [or those shown on the proposed elevations, unless otherwise agreed in writing by the Local Planning Authority.
- 4 The development hereby approved shall be non-illuminated and remain in that position thereafter.
- 5 The application site shall not be open to customers / members outside the hours of 06.00 am to 21:00 on Monday to Friday , Saturday 07 .00 am to 12.00 noon and 08.00 am to 11.00am on Sundays and Bank Holidays.
- 6 There shall be no amplification used outside of the building outside the hours of 08.00 am to 21:00 on Monday to Friday , Saturday 08 .00 am to 12.00 noon and 08.00 am to 11.00am on Sundays and Bank Holidays.
- 7 The rating level of noise (as defined by BS4142:1997) emitted from the outside area hereby approved shall not exceed 35dB(A) when measured from the closest point of any surrounding noise residential properties.

10. **PLANNING APPLICATION - EPF/1529/21 - 8 THE MAGPIES, EPPING UPLAND, EPPING CM16 6QG**

APPLICATION No:	EPF/1529/21
SITE ADDRESS:	8 The Magpies Epping Upland Epping CM16 6QG
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
APPLICANT:	Mr & Mrs J & B Heaney
DESCRIPTION OF PROPOSAL:	Removal of existing conservatory and erection of part single storey and part two storey rear extensions.
RECOMMENDED 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=653217

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:

Drawing 14391-P001-B - Proposed Plans and Elevations
Drawing 14391-S001-1st - Existing Plans and Elevations
Photographs
- 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 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.

