

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

**Committee:** Area Planning Sub-Committee West    **Date:** Wednesday, 12 October 2022

**Place:** Council Chamber - Civic Offices    **Time:** 7.00 - 7.35 pm

**Members Present:** Councillors S Heather (Chairman), N Avey, R Bassett, H Kane, S Kane, J Leppert, J Lucas, T Matthews, R Pugsley and M Sartin

**Apologies:** D Stocker, J Lea and S Yerrell

**Officers Present:** A Marx (Development Manager Service Manager (Planning)), J Leither (Democratic Services Officer) and N Cole (Corporate Communications Officer)

**Officers Present (Virtually):** R Perrin (Democratic and Electoral Services Officer)

### **9. 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.

### **10. 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.

### **11. DECLARATIONS OF INTEREST**

There were no declarations of interest pursuant to the Council's Member Code of Conduct.

### **12. MINUTES**

#### **RESOLVED:**

That the minutes of the Sub-Committee held on 17 August 2022 be taken as read and signed by the Chairman as a correct record.

### **13. ANY OTHER BUSINESS**

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

**14. 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>

**15. SITE VISITS**

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

**16. PLANNING APPLICATION - EPF/1024/22 26 WOODBROOK GARDENS, WALTHAM ABBEY EN9 3DA**

**Application Ref:** EPF/1024/22

**Application Type:** Householder planning permission

**Case Officer:** Muhammad Rahman

**Site Address:** 26 Woodbrook Gardens

Waltham Abbey

Essex

EN9 3DA

**Proposal:** Single storey wraparound side/rear/front extension and partial first floor

rear extension

**Ward:** Waltham Abbey Honey Lane

**Parish:** Waltham Abbey

**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000Nz0D>

**Decision:** Approve with Conditions

**Conditions: (5)**

- 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: DPL.01, DPL.02, DPL.03, DPL.04, DPL.05, DPL.06, DPL.07, DPL.08, DPL.09, DPL.10, DPL.11, DPL.12, DPL.13, DPL.14, DPL.15, DPL.16, and DPL.17.

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

- 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.

Reason: To ensure a satisfactory appearance in the interests of visual amenity of the area, in accordance with policy DBE10 of the adopted Local Plan 1998 & 2006, and Policy DM9 of the Local Plan Submission Version 2017, and the NPPF.

- 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.

Reason: To safeguard the privacy of adjacent properties, in accordance with policy DBE9 of the adopted Local Plan and Alterations 1998 & 2006, policy DM9 of the Local Plan Submission Version 2017, and the NPPF.

- 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.

Reason: To ensure that the proposed construction work does not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours and in accordance with policies RP5A and DBE9 of the adopted Local Plan 1998 & 2006, and policies DM9 and DM 21 of the Local Plan Submission Version 2017, and the NPPF.

**Informatives: (1)**

- 6 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.

**17. PLANNING APPLICATION - EPF/1205/22 GARDEN HOUSE, LAUNDRY LANE, NAZEING, WALTHAM ABBEY EN9 2DY**

**Application Ref:** EPF/1205/22  
**Application Type:** Full planning permission  
**Case Officer:** Alastair Prince  
**Site Address:** Garden House  
 Laundry Lane  
 Nazeing  
 Waltham Abbey  
 EN9 2DY

**Proposal:** Proposed new detached cart lodge structure.  
**Ward:** Lower Nazeing  
**Parish:** Nazeing  
**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d00000NzMC>  
**Decision:** Approve with Conditions

**Conditions: (4)**

- 1 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans: 7100; 1, 2, Block Plan, Location Plan

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

- 2 Prior to commencement of the relevant part of the development, documentary and photographic details of the type and colours of the external finishes of the development must have been submitted to and

approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and so retained.

Reason: To ensure a satisfactory appearance in the interests of visual amenity, in accordance with policy DBE1+DBE4 of the adopted Local Plan and Alterations 1998 & 2006, policy DM9 of the Local Plan Submission Version 2017, and the NPPF.

- 3 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, B and E of Part 1 to schedule 2 shall be undertaken, without the prior written agreement of the Local Planning Authority.

Reason: To ensure further consideration is given with regards to the effect on the openness of the Green Belt, in accordance with policy GB2A of the adopted Local Plan 1998 & 2006, Policy DM4 of the Local Plan Submission Version 2017, and the NPPF.

- 4 The outbuilding hereby approved shall be kept available at all times for the parking of motor vehicles by the occupants of the dwelling and their visitors along with incidental storage and for no other purposes.

Reason: To protect against alternative use of the outbuilding that may be contrary to Green Belt policy, in accordance with policy GB2A of the adopted Local Plan 1998 & 2006, Policy DM4 of the Local Plan Submission Version 2017, and the NPPF.

**Informatives: (1)**

- 5 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.

**CHAIRMAN**