

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

**Committee:** Area Planning Sub-Committee East      **Date:** 3 February 2021

**Place:** Virtual Meeting on Zoom      **Time:** 7.00 - 7.59 pm

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

**Apologies:** B Rolfe, C McCredie and M McEwen

**Officers Present:** J Godden (Heritage, Enforcement & Landscaping Team Manager), A Marx (Development Manager Service Manager (Planning)), J Leither (Democratic Services Officer), L Kirman (Democratic Services Officer) and N Cole (Corporate Communications Officer)

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### **60. 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.

### **61. 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.

### **62. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 25 November 2020 be taken as read and signed by the Chairman as a correct record.

### **63. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Members' Code of Conduct, Councillor S Jones declared a non-pecuniary interest in the following item of the agenda by virtue of her residence backing onto the Deer Sanctuary. The Councillor had determined that she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0659/20 – Land lying to the south of Coppice Row, Theydon Bois CM16 7DR

**64. ANY OTHER BUSINESS**

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

**65. 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)

**66. SITE VISITS**

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

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.

**67. PLANNING APPLICATION - EPF/0659/20 LAND LYING TO THE SOUTH OF COPPICE ROW, THEYDON BOIS CM16 7DR**

<b>APPLICATION No:</b>	EPF/0659/20
<b>SITE ADDRESS:</b>	Land lying to the South of Coppice Row, Theydon Bois CM16 7DR
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Loughton St Johns  Theydon Bois
<b>DESCRIPTION OF PROPOSAL:</b>	a) Construction of a reinforced grass / concrete block spillway to the earth embankment dam b) A permanent lowering of water levels in the lake, to mitigate leakage issues c) Regrading the varying dam crest levels to a common datum, with construction of a gravel emergency access track along the dam crest to include geogrid reinforcement so as to form a root protection platform for construction and future maintenance vehicles. d) Construction of an approx.. 700m long gravel haul road through the site, for the purposes of construction access and future maintenance access to the dam.
<b>DECISION:</b>	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=635153](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=635153)

**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: 100-82800006- 01A, 02, 03, 04A, 05, 06 and 07, and Location of Works plan 30 July 20.
- 3 Prior to the commencement of the development, details of surface water drainage and a scheme for the introduction of natural flood management measures between the dam subject of the application and the existing open watercourse abutting Loughton Lane, including measures for the clearance / regrading of the open watercourse, shall be submitted to and approved in writing by the Local Planning Authority. The agreed works shall be fully implemented prior to the completion of all of the works to the lake hereby approved.
- 4 Tree protection, methodology for construction adjacent to trees and Arboricultural site supervision shall be undertaken in accordance with the submitted Tree Survey/ Arboricultural Method Statement unless the Local Planning Authority gives its prior written approval to any alterations. Tree protection shall be implemented as described within the submitted Tree Assessment Report prior to any machinery or vehicles accessing the Deer Sanctuary to undertake the proposed works. It shall remain in place until the completion of the project.
- 5 The access road hereby permitted shall be constructed as shown on City of London Highway Design and Construction drawing number 100-82800006-04 rev A dated Feb 2020 unless the Local Planning Authority gives its written consent to any variation.
- 6 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.
- 7 The access road hereby permitted shall be used for purposes relating to monitoring and maintenance of the land on which it is located and for no other purposes.

**68. PLANNING APPLICATION - EPF/2470/20 5 TYSEA HILL, STAPLEFORD ABBOTTS RM4 1JS**

<b>APPLICATION No:</b>	EPF/2470/20
<b>SITE ADDRESS:</b>	5 Tysea Hill Stapleford Abbotts ROMFORD RM4 1JS

<b>PARISH:</b>	Stapleford Abbotts
<b>WARD:</b>	Passingford
<b>DESCRIPTION OF PROPOSAL:</b>	Extension to dwelling to form a new dwelling with alteration to access for existing house (Amended application to EPF/0532/18).
<b>DECISION:</b>	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=643873](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=643873)

## 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: 2018-116-001, 2018-116-002 Rev A, 2018-116-020 and 2018-116-021.
- 3 No development shall commence above slab level until documentary and photographic details of all materials to be used in the construction of the external surfaces of the development 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.
- 4 The building hereby permitted shall not be occupied until the window(s) in the flank elevation(s) have been entirely fitted with obscured glazing with a minimum privacy Level 3 obscurity, and no part of that/those window[s] that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Once installed the obscured glazing shall be retained thereafter.
- 5 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.
- 6 Prior to first occupation of the development hereby approved, 1 Electric Vehicle Charging Point shall be installed and retained thereafter for use by the occupants of the site.
- 7 Prior to first occupation of the development, a scheme to enhance the ecological value of the site shall be submitted to and agreed in writing by the Local Planning Authority. The ecological value shall be quantified using the Biodiversity Impact Assessment Calculator (BIAC) where appropriate. The scheme shall be implemented in full prior to the occupation of the development hereby approved.
- 8 Prior to first occupation of the development, measures shall be incorporated within the development to ensure a water efficiency standard of 110 litres (or less) per person per day.

- 9 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.
- 10 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.
- 11 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 generally permitted by virtue of Classes A, B and E of Part 1 of schedule 2 shall be undertaken without the prior written permission of the Local Planning Authority.
- 12 Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway.
- 13 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 14 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site. Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the local planning authority contacted and a scheme to investigate the risks and/or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the local planning authority prior to the recommencement of development works. In such instances, following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.

**CHAIRMAN**

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