

# **EPPING FOREST DISTRICT COUNCIL AREA PLANNING SUB-COMMITTEE WEST MEETING MINUTES**

**Wednesday 28 August 2024, 7.00 pm - 7.50 pm**

**Council Chamber, Civic Offices, High Street, Epping**

**Members Present:** Councillors S Heather (Chairman), D Stocker (Vice-Chairman), J Lea, J Lucas, M Markham, J Parsons, R Sharif and S Yerrell

**Members Present (Virtually):** Councillor M Morris

**Apologies:** Councillor(s) R Bassett, M George, T Matthews, R Pugsley, C Whitbread and H Whitbread

**Officers In Attendance:** S Dhadwar (Senior Planning Officer), V Messenger (Democratic Services Officer), S Mitchell (PR Website Editor) and M Picking (Democracy & Elections Apprentice)

**Officers In Attendance (Virtually):** L Kirman (Democratic Services Officer)

---

## **[A RECORDING OF THE MEETING IS AVAILABLE FOR REPEATED VIEWING](#)**

### **22 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.

### **23 DECLARATIONS OF INTEREST**

- a) Pursuant to the Council's Members' Code of Conduct, Councillor S Heather declared a non-pecuniary interest in the following item of the agenda by virtue of being a member of the Lee Valley Regional Park Authority. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:
- EPF/2044/23 – The Old Waterworks, Storage Yard, Green Lane, Nazeing, Waltham Abbey EN10 6RS
- b) Pursuant to the Council's Members' Code of Conduct, Councillor J Lea declared a non-pecuniary interest in the following item of the agenda by virtue of being a member of the Lee Valley Regional Park Authority. The Councillor had determined that she would remain in the meeting for the consideration of the application and voting thereon:
- EPF/2044/23 – The Old Waterworks, Storage Yard, Green Lane, Nazeing, Waltham Abbey EN10 6RS

**24 MINUTES****RESOLVED:**

That the minutes of the Sub-Committee held on 17 July 2024 be taken as read and signed by the Chairman as a correct record.

**25 ANY OTHER BUSINESS**

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

**26 SITE VISITS**

Councillor R Sharif asked for a site visit for EPF/2044/23 – The Old Waterworks, Storage Yard, Green Lane, Nazeing, Waltham Abbey EN10 6RS, as she was unfamiliar with the site. However, the vote was not carried, so no site visit would be organised.

**27 PLANNING APPLICATION EPF/0461/24 - LEVERTON COUNTY GM JUNIOR AND INFANT SCHOOL, HONEY LANE, WALTHAM ABBEY, EN9 3BE**

Members of the Committee received a presentation from the Planning Officer. The Committee discussed the planning merits of the application.

**Resolved:**

The Committee voted to [approve the application subject to S106 Agreement](#).

**28 PLANNING APPLICATION EPF/2044/23 - THE OLD WATERWORKS, STORAGE YARD, GREEN LANE, NAZEING, WALTHAM ABBEY, EN10 6RS**

Members of the Committee received a presentation from the Planning Officer and a representation from an objector. The Committee discussed the planning merits of the application.

**Resolved:**

The Committee voted [to approve the application with three extra conditions, in addition to revising condition 7](#), as detailed below.

These together address the stipulations made by Councillors that there should be:

- A traffic management plan;
- Tree screening;
- Containers moved away from the southern boundary;
- The Containers shall not be double stacked; and
- B8 (Storage and Distribution) use only.

Condition 7 be revised to read:

Within 3 months of the date of this decision notice, the height of all storage containers shall be reduced so that they are no higher than 1 container, i.e. no higher than 2.9m from natural ground level. No container shall be stacked on top of another. All containers shall also be moved away from the southern boundary of the site. The site will be maintained as such in perpetuity.

Reason: In order to protect views of the Lee Valley Regional Park and in the interests of general amenity of the area in accordance with policy DM9 of the Adopted Local Plan.

Additional conditions:

Condition 9: Within 3 months of the date of this decision notice, details of a traffic management plan shall be submitted to and approved by the Local Planning Authority.

The details shall include:

- Off peak times delivery times for Heavy Good Vehicles.
- Details of measures to avoid the road being blocked by Heavy Good Vehicles at any time.
- Signage for drivers and other users of the highway.
- Instructions for drivers entering and existing the site and lane.

The approved Plan shall be carried out in full for the duration of the use.

Reason: To minimise the adverse impact of the development on the free flow of traffic, neighbouring amenity and the character and appearance of the Lane in accordance with Policies T1 and DM9 of the Local Plan.

Condition 10: Within 6 months of the date of this decision, details of a tree screen close to the perimeter of the site shall be submitted to and approved in writing by the Local Planning Authority. The Tree Screen works shall be carried out in accordance with the approved details. The works shall be carried out within the first planting season after they are approved. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place.

Reason: To comply with requirements of Section 197 of the Town and Country Planning Act 1990 as well as to safeguard the amenity of the existing trees, shrubs or hedges and to ensure a satisfactory appearance to the development, in accordance with Policies DM3 & DM5 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

Condition 11: Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order (GPDO) 2015 (or any Order revoking and/or re-enacting that Order) the premises shall only be used for B8 Storage and distribution and for no other purpose.

Reason: This use only is permitted and other uses permitted by the GPDO are not acceptable to the Local Planning Authority in this location because of the impact they would have on neighbouring residential amenity and character and appearance of the surrounding Green Belt, in accordance with Policy DM9 of the Epping Forest District Local Plan 2011-2033 (2023) and the NPPF.

## **29 PLANNING APPLICATION EPF/2758/23 - CHAPELFIELD NURSERY, SEWARDSTONE ROAD, WALTHAM ABBEY, E4 7RE**

Members of the Committee received a presentation from the Planning Officer and a representation from the applicant's agent. The Committee discussed the merits of the application.

**Resolved:**

The Committee voted to [approve the application with conditions](#).

**CHAIRMAN**