

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 4 December 2019
West

Place: Council Chamber - Civic Offices **Time:** 7.30 - 8.39 pm

Members Present: D Dorrell (Chairman), N Avey, S Heather, H Kane, S Kane, Y Knight, J Leppert, A Mitchell, M Sartin and D Stocker

Other Councillors: R Morgan

Apologies: J Lea, R Bassett and S Stavrou

Officers Present: J Godden (Team Manager Planning (Heritage, Enforcement & Landscaping)), A Marx (Service Manager Planning (Development Management)), A Hendry (Senior Democratic Services Officer) and J Leither (Democratic Services Officer)

32. 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.

33. 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.

34. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 6 November 2019 be taken as read and signed by the Chairman as a correct record.

35. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Conduct, Councillor H Kane declared a pecuniary interest in the following item of the agenda by virtue of being a Town Councillor and speaking on behalf of the Town Council regarding the application detailed below. The Councillor had determined that she would speak for three minutes in her capacity as a Town Councillor and leave the meeting for the consideration of the application and voting thereon:

- EPF/1115/19 – 29 Orchard Gardens, Waltham Abbey EN9 1RS.

(b) Pursuant to the Council's Code of Member Conduct, Councillor N Avey declared non-pecuniary interests in the following item of the agenda by virtue of knowing the objector. The Councillor had determined that his interest was not prejudicial and that he would remain in the meeting for the consideration of the item and voting thereon:

- EPF/1712/19 – Ashview, Hamlet Hill, Roydon.

36. ANY OTHER BUSINESS

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

37. 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

38. SITE VISITS

The Sub-Committee did not propose any site visits for any items on the agenda.

39. PLANNING APPLICATION - EFP/1115/19 - 29 ORCHARD GARDENS, WALTHAM ABBEY, ESSEX, EN9 1RS

APPLICATION No:	EPF/1115/19
SITE ADDRESS:	29 Orchard Gardens Waltham Abbey Essex EN9 1RS
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Proposed two storey rear and side extension with new roof and accommodation in loft with roof lights, garage conversion to habitable room and new crossover.
DECISION:	Granted 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=623519

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 will be completed strictly in accordance with the approved drawings numbers: 19006: P0101, P0102/B
- 3 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 4 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, (or any other order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Classes A, B, & C of Part 1 of Schedule 2 to the Order, shall be undertaken without the prior written permission of the Local Planning Authority.

40. PLANNING APPLICATION EPF/1712/19 ASHVIEW, HAMLET HILL, ROYDON, ESSEX, CM19 5LA

APPLICATION No:	EPF/1712/19
SITE ADDRESS:	Ashview Hamlet Hill Roydon Essex CM19 5LA
PARISH:	Roydon
WARD:	Broadley Common, Epping Upland and Nazeing Roydon
DESCRIPTION OF PROPOSAL:	Application for Removal of Conditions 2, 3 & 5 for EPF/1965/12. Condition 2 "use permitted shall be for a limited period expiring four years after date of decision", 3 "when site ceases to be occupied, all materials and equipment shall be removed" & 5 "caravans shall be occupied only by JS & TS and any resident dependants". (Change of use to mixed use consisting of stationing of caravans for occupation by a gypsy traveller family and the use of yard for general storage

	of materials including scrap metal and old cars with paddock for keeping horses).
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=626139

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings numbers:
 - a) Drawing No. Plan 1 - Location Plan
 - b) Drawing No. Plan 2 . Block Plan showing Site Layout and siting of two Residential Caravans.
- 2 The site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1 of the DCLG Document Planning Policy for Travellers Site, or any subsequent amended or replacement document.
- 3 No more than 3 Caravans, or 1 pitch as defined in the Caravans Site and Control of Development Act 1960 and the Caravan Site Act 1968 (of which no more than 2 shall be static caravans or mobile homes) shall be stationed on the site at any one time.
- 4 . Prior to the first occupation of either mobile home for residential purposes the following shall be carried out:- (i) details of foul and surface water drainage in connection with the use shall be submitted to and agreed by the Local Planning Authority; and (ii) the agreed details shall be fully implemented.
- 5 Prior to the first occupation of either mobile home for residential purposes the following shall have been carried out: (i) a contaminated land assessment shall be submitted to the Local Planning Authority to determine the risks from contaminants at the site in accordance with an agreed protocol. (ii) Should any contaminants be found in unacceptable concentrations, appropriate remediation works shall be carried out and a scheme for any necessary maintenance works adopted. (iii) Following any necessary remediation, a completion report and any required maintenance programme shall be submitted to and agreed in writing by the Local Planning Authority.

CHAIRMAN