

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

**Committee:** Area Planning Sub-Committee West    **Date:** Wednesday, 9 November 2022

**Place:** Council Chamber, Civic Offices, High Street, Epping    **Time:** 7.00 - 8.07 pm

**Members Present:** Councillors D Stocker (Vice-Chairman, in the Chair), N Avey, R Bassett, H Kane, S Kane, J Lea, T Matthews, M Sartin and S Yerrell

**Members Present (Virtually):**

**Other Councillors:** Councillors J Parsons

**Other Councillors (Virtual):**

**Apologies:** S Heather, J Lucas and R Pugsley

**Officers Present:** A Hendry (Democratic Services Officer), S Mitchell (PR Website Editor) and J Rogers (Principal Planning Officer)

**Officers Present (Virtually):** V Messenger (Democratic Services Officer)

### **18. 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.

Councillor Stocker noted that in the absence of the Chairman, as the Vice Chairman he would be chairing the meeting tonight.

It was agreed that Councillor Avey would be acting Vice Chairman for the duration of the meeting.

### **19. 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.

**20. Declarations of Interest**

- a) Pursuant to the Council's Members' Code of Conduct, Councillor S Yerrell declared a personal but non-pecuniary interest in the following item of the agenda. The Councillor had determined that he would not partake in the consideration of the application and voting thereon:

- EPF/1984/22 – Units 12, 14 & 15, Arlington Mews, Sun Street, Waltham Abbey

**21. Minutes****RESOLVED:**

That the minutes of the Sub-Committee held on 12 October 2022 be taken as read and signed by the Chairman as a correct record.

**22. Any Other Business**

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

**23. 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>

**24. Site Visits**

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

**25. Planning Application - EPF/2456/21 The Leaves, Tylers Road, Roydon CM19 5LJ**

**Application Ref:** EPF/2456/21  
**Application Type:** Full planning permission  
**Case Officer:** Ian Ansell  
**Site Address:** The Leaves Tylers Road Roydon CM19 5LJ  
**Proposal:** Storage & sales of cars.  
**Ward:** Broadley Common, Epping Upland and Nazeing  
**Parish:** Roydon  
**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000NzFa>  
**Decision:** Approve with Conditions

**Conditions: (4)**

- 1 The development hereby permitted shall be retained strictly in accordance with the following approved plan: ELA/4 Rev A.

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

- 2 The use hereby permitted shall only operate between 9am and 6pm

Mondays to Fridays and 9am and 5pm Saturdays, and at no times on Sundays and Bank or Public Holidays.

Reason: In order to protect the amenities of surrounding residents in accordance with policies DBE2 and DBE9 of the adopted Local Plan and Alterations, policy DM9 of the Local Plan Submission Version 2017 and the NPPF 2021.

- 3 The workshop building shall be used only for cleaning, valeting and preparation of vehicles and shall not be used for mechanical repairs or the painting or spraying of vehicles.

Reason: In order to protect the amenities of surrounding residents in accordance with policies DBE2 and DBE9 of the adopted Local Plan and Alterations, policy DM9 of the Local Plan Submission Version 2017 and the NPPF 2021.

- 4 Notwithstanding the provisions of the Town & Country Planning (Control of Advertisement) (England) Regulations 2007 (or any subsequent order amending, revoking or re-enacting the Regulations), no advertisements shall be displayed at or on the site or on any vehicle so as to be visible from the road without prior consent from the Local Planning Application through an appropriate application.

Reason: In order to protect general visual amenity and the Green Belt, in accordance with policies GB2A and DBE13 of the adopted Local Plan and Alterations, Policies DM4 and DM13 of the Local Plan Submission Version 2017 and the NPPF 2021.

**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.

**26. Planning Application - EPF/1051/22 6 Market Square (Barclays Bank Plc), Waltham Abbey EN9 1DN**

**Application Ref:** EPF/1051/22  
**Application Type:** Full planning permission  
**Case Officer:** Ian Ansell  
**Site Address:** 6 Barclays Bank Plc Market Square Waltham Abbey Essex EN9 1DN  
**Proposal:** Redevelopment of the former Barclays Bank to mixed use development including upward extension by way of an additional storey at roof level, retain

commercial use on the ground floor and creating a 1 no. duplex 3 bed flat across first and second floors above the commercial space with entrance at street level

**Ward:** Waltham Abbey South West  
**Parish:** Waltham Abbey  
**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000NzDB>  
**Decision:** Deferred

Deferred for more information

**27. Planning Application - EPF/1984/22 Units 12,14, and 15 Arlingham Mews, Sun Street, Waltham Abbey EN9 1ED**

**Application Ref:** EPF/1984/22  
**Application Type:** Full planning permission  
**Case Officer:** Kie Farrell  
**Site Address:** Units 12,14, and 15 Arlingham Mews, Sun Street, Waltham Abbey, EN9 1ED  
**Proposal:** Change of use of three vacant retail units, to two one bed flats.  
**Ward:** Waltham Abbey South West  
**Parish:** Waltham Abbey  
**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000OhqJ>  
**Decision:** Referred to DDMC

Referred to DDMC after a recommendation to grant planning permission by West Committee which was considered by Officers to be a substantial departure from the adopted policy framework.

**CHAIRMAN**