

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

**Committee:** Area Planning Sub-Committee West    **Date:** Wednesday, 7 December 2022

**Place:** Council Chamber, Civic Offices, High Street, Epping    **Time:** 7.00 - 8.05 pm

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

**Apologies:** J Lea

**Officers Present:** L Kirman (Democratic Services Officer), A Marx (Development Manager Service Manager (Planning)) and R Moreton (Corporate Communications Officer)

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

### **28. 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.

### **29. 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.

### **30. DECLARATIONS OF INTEREST**

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

### **31. MINUTES**

#### **RESOLVED:**

That the minutes of the Sub-Committee held on 9 November 2022 be taken as read and signed by the Chairman as a correct record.

### **32. ANY OTHER BUSINESS**

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

**33. 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>

**34. SITE VISITS**

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

**35. 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:** Barclays Bank Plc 6 Market Square Waltham Abbey 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, retaining 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 constitutional/legal advice regarding acceptability of relevant Portfolio Holder signing off additional planning condition relating to refuse removal strategy

**36. PLANNING APPLICATION - EPF/1954/22 BUILDING YARD, KEYSERS ROAD, NAZEING, WALTHAM ABBEY, EN10 6RJ**

**Application Ref:** EPF/1954/22  
**Application Type:** Full planning permission  
**Case Officer:** Kie Farrell  
**Site Address:** Building Yard, Keyzers Road, Nazeing, Waltham Abbey, EN10 6RJ  
**Proposal:** Change of use: From Builders Yard to a Residential Site  
Removal of the existing outbuildings  
**Ward:** Lower Nazeing  
**Parish:** Nazeing  
**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000OfS9>  
**Deferred:** Deferred

Referred to DDMC with recommendation to grant planning permission, subject to conditions and S106 agreement

**37. PLANNING APPLICATION - EPF/2356/20 HANNAH NURSERY, SEWARDSTONE ROAD, E4 7RG**

**Application Ref:** EPF/2356/20  
**Application Type:** Full planning permission  
**Case Officer:** Caroline Brown  
**Site Address:** Hannah Nursery Sewardstone Road E4 7RG  
**Proposal:** Use of a former glasshouse for the display of cars for sale. Use of industrial unit in part of former packing shed building for ancillary storage of cars as ancillary offices & provision of x8 no. ancillary staff car parking spaces.  
**Ward:** Waltham Abbey High Beach  
**Parish:** Waltham Abbey  
**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000NxLq>  
**Decision:** Refused

**Reasons (2)**

- 1 The development causes harm to residential amenity of neighbouring properties due to noise and disturbance, contrary to policy DBE9 of the adopted Local Plan and Alterations (1998-2006) and policies DM 9 and DM 10 of the Local Plan Submission Version 2017.
- 2 The application has not robustly demonstrated that the proposals will not cause adverse harm to the integrity of the Epping Forest Special Area of Conservation. There are also no alternative solutions or imperative reasons of overriding public interest why the development should be permitted. Accordingly, the development is contrary to policies CP1 and CP6 of the Adopted Local Plan and Alterations, policies DM2 and DM22 of the Epping Forest Local Plan (Submission Version) 2017 and with the requirements of the National Planning Policy Framework 2021.

**Informatives (2)**

- 3 The Local Planning Authority has identified matters of concern within the officer's report and clearly set out the reason(s) for refusal within the decision notice. The Local Planning Authority has a formal post-application advice service. Please see the Councils website for guidance and fees for this service - <https://www.eppingforestdc.gov.uk/planning-and-building/apply-for-pre-application-advice/>. If appropriate, the Local Planning Authority is willing to provide post-application advice in respect of any future application for a revised development through this service.
- 4 This decision is made with reference to the following plan numbers: SK01; SK02; 4020/1; 4020/2; Planning Statement.

**38. PLANNING APPLICATION - EPF/3282/21 38 HONEY LANE, WALTHAM ABBEY EN9 3BS**

**Application Ref:** EPF/3282/21  
**Application Type:** Full planning permission  
**Case Officer:** Alastair Prince  
**Site Address:** 38 Honey Lane Waltham Abbey EN9 3BS  
**Proposal:** Demolition of existing dwelling and detached residential annexe.

Removal of existing vehicular access. Construction of new residential apartment block containing 14 dwellings.

**Ward:** Waltham Abbey Honey Lane  
**Parish:** Waltham Abbey  
**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000Nxgr>  
**Decision:** Deferred

Deferred to later meeting due to lack of Habitats Regulation Assessment and lack of agreed Heads of Terms relating to S106 agreement.

**CHAIRMAN**