

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 10 June 2020
East

Place: Virtual Meeting on Zoom **Time:** 7.05 - 7.35 pm

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

Other Councillors:

Apologies: M McEwen, J Mclvor, B Rolfe and H Whitbread

Officers Present: G Courtney (Planning Applications and Appeals Manager (Development Management)), A Marx (Development Manager Service Manager (Planning)), V Messenger (Democratic Services Officer) and G Woodhall (Democratic & Electoral Services Officer)

1. WELCOME AND INTRODUCTION

The Chairman made a short address to remind all present that the virtual 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.

2. MINUTES

Resolved:

(1) That the minutes of the meeting held on 18 May 2020 be taken as read and signed by the Chairman as a correct record.

3. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Conduct, Councillor N Bedford declared a pecuniary interest in the following item of the agenda by virtue of the objector being known to the Councillor. The Councillor had determined that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/0698/20 – 7 Harrison Drive, North Weald Bassett .

4. ANY OTHER BUSINESS

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

The Chairman commented that the Council had a policy for requiring new houses to have an electric car charging point, and felt that the Council should also require an extra tree to be planted for each new house built as well.

Cllr J Philip reminded the Sub-Committee that the requirement for electric car charging points was in the submission version of the Local Plan, but there was not a similar policy included for the planting of trees and therefore this could not be insisted upon.

Cllr C McCredie highlighted that Essex County Council had an initiative to encourage the planting of more trees across the county.

5. **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

6. **SITE VISITS**

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

7. **PLANNING APPLICATION - EPF/0438/19 LAND AT GAINSBOROUGH HOUSE, SHEERING LOWER ROAD, SHEERING**

APPLICATION No:	EPF/0438/19
SITE ADDRESS:	Land at Gainsborough House Sheering Lower Road Sheering Essex CM21 9FL
PARISH:	Sheering
WARD:	Lower Sheering
DESCRIPTION OF PROPOSAL:	Change of use of Gainsborough House from offices to residential to create 10 no. flats and revised parking layout.
DECISION:	Grant Permission (Subject to Legal Agreement)

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=620756

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 and retained strictly in accordance with the approved drawings numbers: 2714/1a, 2c, 6e, 10, 12a and 13a.
- 3 Details of the layout of the cycle store, including details of provisions for secure cycle storage, shall be submitted to and approved by the Local Planning Authority within three months of the commencement of works to convert the building. The cycle store shall be fully completed in accordance with the agreed details prior to first occupation of the residential units and thereafter retained for use by residents.
- 4 All development shall be carried out in accordance with the Flood Risk Assessment and drainage strategy accompanying the application (JMS Engineers Ref EX1902101), unless otherwise agreed in writing by the Local Planning Authority.
- 5 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.
- 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 parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors vehicles.
- 8 Prior to first occupation of the development hereby approved, 1 Electric Vehicle Charging Point for each parking space shall be installed and retained thereafter for use by the occupants of the site.
- 9 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.

8. PLANNING APPLICATION - EPF/0452/19 LAND AT GAINSBOROUGH HOUSE AND PRIORS COURT, SHEERING LOWER ROAD, SHEERING

APPLICATION No:	EPF/0452/19
SITE ADDRESS:	Land at Gainsborough House and Priors Court Sheering Lower Road Sheering Essex CM21 9FL
PARISH:	Sheering
WARD:	Lower Sheering
DESCRIPTION OF PROPOSAL:	Grade II Listed Building Consent for change of use of Gainsborough House from offices to residential to create 10 no. flats and revised parking layout.
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=620773

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 and retained strictly in accordance with the approved drawings numbers: 2714/1a, 2c, 6e, 10, 12a and 13a.

9. PLANNING APPLICATION - EPF/0698/20 7 HARRISON DRIVE, NORTH WEALD BASSETT

APPLICATION No:	EPF/0698/20
SITE ADDRESS:	7 Harrison Drive North Weald Bassett Epping CM16 6JD
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Two storey side extension and single storey rear extension. (Revised application to EPF/2146/18).
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=635318

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 and retained strictly in accordance with the approved drawings numbers:

Site Location Plan; 202011-P-01; 202011 -P-02; 202011 - P-03; 202011- P-04; 202011- P-05 Revision A
- 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 An assessment of flood risk, focussing on surface water drainage, shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The development shall be carried out and maintained in accordance with the approved details.
- 5 Prior to any works on site, full details of means to protect the adjacent hedgerow during construction shall be submitted to and agreed in writing by the Local planning Authority. The agreed protection measures shall be carried out in full during construction.

10. EXCLUSION OF PUBLIC AND PRESS

The Sub-Committee noted that there was no business which necessitated the exclusion of the public and press from the meeting.

CHAIRMAN