

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 9 September 2020
West

Place: Virtual Meeting on Zoom **Time:** 7.00 - 7.45 pm

Members Present: D Dorrell (Chairman), R Bassett, S Heather, H Kane, S Kane, J Leppert, D Plummer, M Sartin and D Stocker

Other Councillors: None.

Apologies: J Lea, N Avey and Y Knight

Officers Present: C Brown (Planning Officer), J Godden (Heritage, Enforcement & Landscaping Team Manager), A Marx (Development Manager Service Manager (Planning)), A Hendry (Democratic Services Officer), V Messenger (Democratic Services Officer) and N Cole (Corporate Communications 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. The Chairman advised the Sub-Committee that he would be a voting chairman and although the Vice-Chairman was absent for this meeting, he would not require an alternative Vice-Chairman to be nominated.

34. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 12 August 2020 be taken as read and signed by the Chairman as a correct record.

35. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Members' Code of Conduct, Councillor M Sartin declared a non-pecuniary interest in the following item of the agenda by virtue of being the Council's representative on 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:

- EPF1206/20 – Unit 7 St Leonard's Farm, St Leonard's Road, Nazeing EN9 2HG

(b) 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 the Council's representative on 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:

- EPF1206/20 – Unit 7 St Leonard's Farm, St Leonard's Road, Nazeing EN9 2HG

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

The Sub-Committee 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

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

39. PLANNING APPLICATION - EPF/1206/20 UNIT 7, ST LEONARD'S FARM, ST LEONARD'S ROAD, NAZEING

APPLICATION No:	EPF/1206/20
SITE ADDRESS:	Unit 7 St Leonard's Farm St Leonard's Road Nazeing EN9 2HG
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Change of use of the office and double garage within Unit 7 from agricultural use to an independent office (Class B1a) and storage (Class B8) and installation of a 1.8m high timber fence panel.
DECISION:	Refused

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=637776

REASONS FOR REFUSAL

- 1 The use by reason of inappropriateness is considered detrimental to the character, appearance of the residential dwellings and setting in the courtyard. For this reason, it would conflict with policies CP2, GB8A, DBE2 of the adopted Local Plan and Alterations (1998 - 2006) and policy DM4 and DM9 of the Submission Version of the Epping Forest District Local Plan, 2017 and the objectives of the National Planning Policy Framework, 2019.
- 2 The proposed first floor office accommodation, by reason of the elevated entrance directly adjacent to the side boundary of the adjoining residential dwelling of Ash Cottage results in an unacceptable loss of overlooking and privacy and to a lesser extent occupiers of the adjacent Chestnut Cottage to the detriment of their amenity, contrary to policy DBE2 and DBE9 of the adopted Local Plan and Alterations (1998-2006), policy DM9 of the Submission Version of the Local Plan, (2017) and the aims and objectives of the National Planning Policy Framework, 2019 to secure a good standard of amenity for all existing and future occupiers.'

After careful deliberation the Committee voted unanimously to refuse the application (contrary to the recommendation to approve) due to its inappropriateness in relation to its setting and impact on the character and appearance of the adjoining residential dwellings.

The Committee also considered that the proposed first floor office accommodation, by reason of the elevated entrance directly adjacent to the side boundary of the adjoining residential dwelling of Ash Cottage resulted in an unacceptable loss of privacy and overlooking, and to a lesser extent occupiers of the adjacent Chestnut Cottage to the detriment of their amenity, contrary to policy CP2, GB8A, DBE2 and DBE9 of the adopted Local Plan and Alterations (1998 -2006), policy DM4 and DM9 of the Submission Version of the Local Plan, (2017) and the aims and objectives of the National Planning Policy Framework, 2019 to secure a good standard of amenity for all existing and future occupiers.

A way forward was proposed by Members to change the entrance to the building to the north flank through the existing site and close the existing garage up.

CHAIRMAN