

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 2 December 2020
West

Place: Virtual Meeting on Zoom **Time:** 7.00 - 7.51 pm

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

Apologies: Councillors A Mitchell, D Plummer and D Stocker

Officers Present: J Godden (Heritage, Enforcement & Landscaping Team Manager), J Leither (Democratic Services Officer), G Courtney (Planning Applications and Appeals Manager (Development Management)), L Kirman (Democratic Services Officer) and R Moreton (Corporate Communications Officer)

48. 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.

49. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the virtual 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.

50. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 4 November 2020 be taken as read and signed by the Chairman as a correct record.

51. 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:

- EPF1881/20 – Hillview, St Leonard's Road, Nazeing EN9 2HQ

(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:

- EPF1881/20 – Hillview, St Leonard's Road, Nazeing EN9 2HQ

52. ANY OTHER BUSINESS

The Sub-Committee noted that there was no other urgent business for consideration at the meeting.

53. 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

54. SITE VISITS

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

The Sub-Committee Members noted that, for the duration of the Coronavirus Pandemic, any planning applications deferred for a site visit at an Area Planning Sub-Committee will be automatically referred to the District Development Management Committee (or Council) for determination.

55. PLANNING APPLICATION - EPF/3471/17 LAND REAR OF OAKLEY HALL, HOE LANE, NAZEING EN9 2RN

APPLICATION No:	EPF/3471/17
SITE ADDRESS:	Land rear of Oakley Hall Hoe Lane Nazeing Waltham Abbey EN9 2RN
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Demolition of derelict glasshouse and sundry structures, erection of 50 bed care home with associated ancillary parking and landscaping. (Resubmission of approved EPF/1907/10)
DECISION:	Deferred

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=603833

DEFERRED TO DDMC

Members did not accept the Officers recommendation and voted to grant planning permission.

Their justification was “This proposal is supported by the Parish Council and other local people. The very special circumstances are the need for a dementia care facility in the area, and no other facility is provided, and the site will be good for people with dementia”.

Referred to DDMC as it was contrary to policy.

56. PLANNING APPLICATION - EPF/1881/20 HILLVIEW, ST LEONARDS ROAD, NAZEING EN9 2HQ

APPLICATION No:	EPF/1881/20
SITE ADDRESS:	Hillview St Leonards Road Nazeing Essex EN9 2HQ
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Removal of the S106 Legal Agreement on planning permission EPF/1547/18 (Demolition of existing house and the erection of 5 (3, 2 bed and 2, 1 bed) flats. The 3 ground floor flats are to be provided for disabled residents and their families')
DECISION:	Refuse Permission

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=641113

REASON FOR REFUSAL

- 1 The applicant has failed to demonstrate sufficient justification for the removal of the Legal Agreement which was a significant material consideration justifying the approval of the development. The removal of the legal agreement would result in the loss of the much-needed local community benefit and a development that is contrary to policies CP1, DBE1, DBE6, DBE8, DBE9, 11A, ST4 & ST6 of the Epping Forest adopted Local Plan and Alterations (1998 & 2006) and policy SP1, DM9, DM10, D4, I1A and T1 of the Submission Version, 2017 and the NPPF, 2019.

CHAIRMAN