

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 10 March 2021
West

Place: Virtual Meeting on Zoom **Time:** 7.00 - 7.17 pm

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

Apologies: A Mitchell

Officers Present: J Godden (Heritage, Enforcement & Landscaping Team Manager), A Marx (Development Manager Service Manager (Planning)), J Leither (Democratic Services Officer), R Perrin (Democratic and Electoral Services Officer) and A Buckley (Communications Officer)

65. 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.

66. 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.

67. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 10 February 2021 be taken as read and signed by the Chairman as a correct record.

68. 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:

- EPF/3070/20 - Broxbourne Cruising Club Ltd, Green Lane, Nazeing, EN10 6RS

- (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 and acquainted with a resident of the Marina. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/3070/20 - Broxbourne Cruising Club Ltd, Green Lane, Nazeing, EN10 6RS

69. ANY OTHER BUSINESS

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

70. 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

71. SITE VISITS

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 would be automatically referred to the District Development Management Committee (or Council) for determination.

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

72. PLANNING APPLICATION - EPF/3070/20 BROXBOURNE CRUISING CLUB LTD, GREEN LANE, NAZEING EN10 6RS

APPLICATION No:	EPF/3070/20
SITE ADDRESS:	Broxbourne Cruising Club Ltd Green Lane Nazeing Waltham Abbey EN10 6RS
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	s73 Variation/Removal of condition 7 'Hours of use' for EPF/0977/05 (Use of agricultural land as a boat club) (Amended application to EPF/1254/20).
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=646493

CONDITIONS

- 1 This consent shall inure solely for the benefit of the applicant (Broxbourne Cruising Club) and for no other person or persons.
- 2 The clubhouse shall not be used for the sale of alcohol, including consumption on the premises, nor shall any recorded/amplified music or other sound be played within the premises including dancing during the hours of 23:00 to 07:00 on Sundays to Thursdays, and 00:30 to 07:00 on Fridays, Saturdays and Bank Holidays.
- 3 No use shall be made of open areas within the application site for erecting marquees or holding other social events without the prior written agreement of the Local Planning Authority.
- 4 No amplified music or other sound shall be played outside the clubhouse and such music or other sound shall not be played between 23.00 and 07.00 the following day.
- 5 No external lighting shall be provided on the site or erected to any building or fence on the land unless previously agreed in writing by the Local Planning Authority.
- 6 No open storage shall take place on the site without the prior written agreement of the Local Planning Authority.
- 7 There shall be no raising of ground levels on those parts of the site below 24.38m AOD.
- 8 Any walls of fencing constructed within or around the site shall be designed to be permeable to flood water.
- 9 No soakaways shall be constructed in contaminated ground.

CHAIRMAN