

Committee Agenda



Epping Forest District Council

AREA PLANNING SUB-COMMITTEE WEST **Wednesday, 10th March, 2021**

You are invited to attend the next meeting of **Area Planning Sub-Committee West**, which will be held as a:

Virtual Meeting on Zoom
on **Wednesday, 10th March, 2021**
at **7.00 pm**.

Georgina Blakemore
Chief Executive

Democratic Services
Officer:

Democratic Services Tel: (01992) 564243
Email: democraticservices@eppingforestdc.gov.uk

Members:

Councillors D Dorrell (Chairman), J Lea (Vice-Chairman), N Avey, R Bassett, S Heather, H Kane, S Kane, Y Knight, J Leppert, A Mitchell, D Plummer, M Sartin and D Stocker

WEBCASTING/FILMING NOTICE (VIRTUAL MEETINGS)

Please note: this meeting may be filmed for live or subsequent broadcast via the Council's internet site - at the start of the meeting the Chairman will confirm if all or part of the meeting is being filmed.

You should be aware that the Council is a Data Controller under the Data Protection Act. Data collected during this webcast will be retained in accordance with the Council's published policy.

Therefore by participating in this virtual meeting, you are consenting to being filmed and to the possible use of those images and sound recordings for webcasting and/or training purposes. If members of the public do not wish to have their image captured they should ensure that their video setting throughout the virtual meeting is turned off and set to audio only.

In the event that technical difficulties interrupt the virtual meeting that cannot be overcome, the Chairman may need to adjourn the meeting.

If you have any queries regarding this, please contact the Corporate Communications Manager on 01992 564039.

1. WEBCASTING INTRODUCTION

1. This virtual meeting is to be webcast. Members are reminded of the need to unmute before speaking.

2. The Chairman will read the following announcement:

“I would like to remind everyone present that this meeting will be broadcast live to the internet (or filmed) and will be capable of repeated viewing (or another use by such third parties).

Please could I also remind Members of the Public who have registered to speak that they will be admitted to the meeting at the appropriate time.

Please also be aware that if technical difficulties interrupt the meeting that cannot be overcome, I may need to adjourn the meeting.”

2. ADVICE TO PUBLIC AND SPEAKERS ATTENDING THE COUNCIL PLANNING SUB-COMMITTEES (Pages 5 - 8)

General advice to people attending the meeting is attached.

3. APOLOGIES FOR ABSENCE

4. MINUTES (Pages 9 - 12)

To confirm the minutes of the last meeting of the Sub-Committee held on 10 February 2021.

5. DECLARATIONS OF INTEREST

To declare interests in any item on this agenda.

6. ANY OTHER BUSINESS

Section 100B(4)(b) of the Local Government Act 1972, requires that the permission of the Chairman be obtained, after prior notice to the Chief Executive, before urgent business not specified in the agenda (including a supplementary agenda of which the statutory period of notice has been given) may be transacted.

7. EPPING FOREST DISTRICT LOCAL PLAN SUBMISSION VERSION - PLANNING POLICY BRIEFING NOTE

A Planning Policy Briefing Note (March 2018) has been produced by the Planning Policy Team to ensure that a consistent approach is taken to the provision of planning policy advice for the District, particularly in relation to the Epping Forest District Local Plan Submission Version, which was published on 18 December 2017.

The primary purpose of the Planning Policy Briefing Note is to inform the development management process and to provide assistance for Development Management Officers, Councillors, applicants and planning agents. The Planning Policy Briefing Note is available at:

http://www.efdclocalplan.org/wp-content/uploads/2018/03/Planning-Policy-Briefing-Note_Mar-2018.pdf

8. SITE VISITS

Members are reminded that for the duration of the coronavirus pandemic, as decided at the Group Leaders' Meeting of 24 June 2020, **no member site visits will be conducted.**

Therefore, any planning application deferred for a site visit at an Area Planning Sub-Committee will be automatically referred to the District Development Management Committee for determination.

9. PLANNING APPLICATION - EPF/3070/20 BROXBOURNE CRUISING CLUB LTD, GREEN LANE, NAZEING EN10 6RS (Pages 13 - 18)

To consider the attached report for the 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).

10. EXCLUSION OF PUBLIC AND PRESS

Exclusion: To consider whether, under Section 100(A)(4) of the Local Government Act 1972, the public and press should be excluded from the meeting for the items of business set out below on grounds that they will involve the likely disclosure of exempt information as defined in the following paragraph(s) of Part 1 of Schedule 12A of the Act (as amended) or are confidential under Section 100(A)(2):

Agenda Item No	Subject	Exempt Information Paragraph Number
Nil	Nil	Nil

The Local Government (Access to Information) (Variation) Order 2006, which came into effect on 1 March 2006, requires the Council to consider whether maintaining the exemption listed above outweighs the potential public interest in disclosing the information. Any member who considers that this test should be applied to any currently exempted matter on this agenda should contact the proper officer at least 24 hours prior to the meeting.

Background Papers: Article 17 - Access to Information, Procedure Rules of the Constitution define background papers as being documents relating to the subject matter of the report which in the Proper Officer's opinion:

- (a) disclose any facts or matters on which the report or an important part of the report is based; and
- (b) have been relied on to a material extent in preparing the report and does not include published works or those which disclose exempt or confidential information and in respect of executive reports, the advice of any political advisor.

The Council will make available for public inspection for four years after the date of the meeting one copy of each of the documents on the list of background papers.

11. REFER SIGN (Pages 19 - 20)

If any member wants to **refer** a planning application to the District Development Management Committee (DDMC), please **hold up this refer sign** in front of your

screen immediately after the vote has been taken. If at least 4 members agree/hold up their refer signs, the application will be referred to DDMC.

Alternatively, if any member wishes to **refer** a planning application to DDMC, they should propose a **motion to refer** this application immediately after the vote has been taken. The Chairman will then ask for a seconder. After a seconder has been sought, the Chairman will then ask if any other member wishes to support this resolution. If at least 4 members agree then the application will be referred to DDMC, otherwise the motion to refer will fail.

Advice to Public and Speakers at virtual meetings of the Council's District Development Management Committee and Area Plans Sub-Committees

Are the meetings open to the public?

Yes all our meetings are open for you to attend virtually if you are a speaker, or to view on the Council's website at <https://www.eppingforestdc.gov.uk/your-council/watch-a-meeting/> Only in special circumstances are the public excluded.

When is the meeting?

Details of the date and time of the meeting are shown at the top of the front page of the agenda along with the details of the contact officer and Members of the Committee.

Can I speak?

If you wish to speak **you must register with Democratic Services by 4.00 p.m. on the day before the meeting**, by telephoning the number shown on the front page of the agenda. Speaking to a Planning Officer will not register you to speak; you must register with Democratic Services. Speakers are not permitted on Planning Enforcement or legal issues.

Who can speak?

Three classes of speakers are generally allowed: One objector (maybe on behalf of a group), the local Parish or Town Council and the applicant or his/her agent. In some cases, a representative of another authority consulted on the application may also be allowed to speak.

What can I say?

You will be allowed to have your say about the application, but you must bear in mind that you are limited to three minutes. At the discretion of the Chairman, speakers may clarify matters relating to their presentation and answer questions from Committee members.

If you have registered to speak on a planning application to be considered by the District Development Management Committee, Area Plans Sub-Committee East, Area Plans Sub-Committee West or Area Plans Sub-Committee South you will address the Committee virtually.

Only registered speakers will be admitted to the virtual meeting. This will be via the Zoom meeting invite you have been emailed by Democratic Services. Speakers must NOT forward this invite to anyone else under any circumstances. Alternatively, speakers may be contacted by phone at the appropriate time in the meeting when a Democratic Services Officer will contact you. If you are not present by the time your item is considered, the Committee will determine the application in your absence. Speakers should be following the meeting on the Council's webcaster to enable them to know when their item will be considered.

A transcript of your representation must be supplied in advance of the meeting to enable the Democratic Services Officer to read this out on your behalf should there be a technical problem. Please email your written statement to:

democraticservices@eppingforestdc.gov.uk

Can I give the Councillors more information about my application or my objection?

Yes you can, but it must not be presented at the meeting. If you wish to send further information to Councillors, their contact details can be obtained from Democratic Services or our website <https://rds.eppingforestdc.gov.uk/mgMemberIndex.aspx?bcr=1>. Any information sent to Councillors should be copied to the Planning Officer dealing with the application.

How are the applications considered?

The Committee will consider applications in the agenda order. On each case they will listen to an outline of the application by the Planning Officer. They will then hear any speakers' presentations.

The order of speaking will be (1) Objector, (2) Parish/Town Council, then (3) Applicant or his/her agent. The Committee will then debate the application and vote on either the recommendations of officers in the agenda or a proposal made by the Committee. Should the Committee propose to follow a course of action different to officer recommendation, it is required to give its reasons for doing so.

An Area Plans Sub-Committee is required to refer applications to the District Development Management Committee where:

- (a) the Sub-Committee's proposed decision is a substantial departure from:
 - (i) the Council's approved policy framework; or
 - (ii) the development or other approved plan for the area; or
 - (iii) it would be required to be referred to the Secretary of State for approval as required by current government circular or directive;
- (b) the refusal of consent may involve the payment of compensation; or
- (c) the District Development Management Committee have previously considered the application or type of development and has so requested; or
- (d) the Sub-Committee wish, for any reason, to refer the application to the District Development Management Committee for decision by resolution.

Further Information

Further information can be obtained from Democratic Services.

Area Planning Sub-Committee West 2020-21

Members of the Committee and Wards Represented:



**Chairman
Cllr Dorrell**
Waltham
Abbey
Paternoster

**Vice-Chairman
Cllr Lea**
Waltham Abbey
North East

Cllr Avey
Broadley
Common,
Epping Upland
and Nazeing

Cllr Bassett
Lower Nazeing

Cllr Heather
Waltham
Abbey
Honey Lane



Cllr H Kane
Waltham Abbey
South West

Cllr S Kane
Waltham Abbey
Honey Lane

**Cllr Y
Knight**
Lower
Nazeing

Cllr Leppert
Waltham
Abbey
Paternoster

Cllr Mitchell
Waltham
Abbey North
East



Cllr Plummer
Waltham
Abbey South
West

Cllr Sartin
Roydon

Cllr Stocker
Waltham
Abbey
Honey Lane

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EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

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

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

Other Councillors:

Apologies: Y Knight and A Mitchell

Officers Present: G Courtney (Planning Applications and Appeals Manager (Development Management)), A Marx (Development Manager Service Manager (Planning)), S Kits (Lead Corporate Communications Officer - People), V Messenger (Democratic Services Officer) and R Perrin (Democratic and Electoral Services Officer)

57. 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.

58. 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.

59. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 2 December 2020 be taken as read and signed by the Chairman as a correct record.

60. DECLARATIONS OF INTEREST

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

61. ANY OTHER BUSINESS

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

62. 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

63. 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.

64. PLANNING APPLICATION - EPF/2814/20 7-9 SUN STREET, WALTHAM ABBEY EN9 1ER

APPLICATION No:	EPF/2814/20
SITE ADDRESS:	7-9 Sun Street Waltham Abbey EN9 1ER
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Five new dwellings to the rear with associated landscaping and amenity works.
DECISION:	Grant Permission with conditions (subject to S106 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=645359

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans and documents:
1414_300, 301, 302, 303, 304, 305, 306, 307, 308, 309 & 310, Planning Design and Access Statement, Information to Support HRA Screening of Development dated June 2020, Heritage Statement by Jane Gooch dated June 2020, Landscape Design Concept dated June 2020. Technical Note- Transport Statement by Entran dated July 2020.
3. Notwithstanding the details submitted as part of the planning application, details of the materials to be used in the construction of the external surfaces

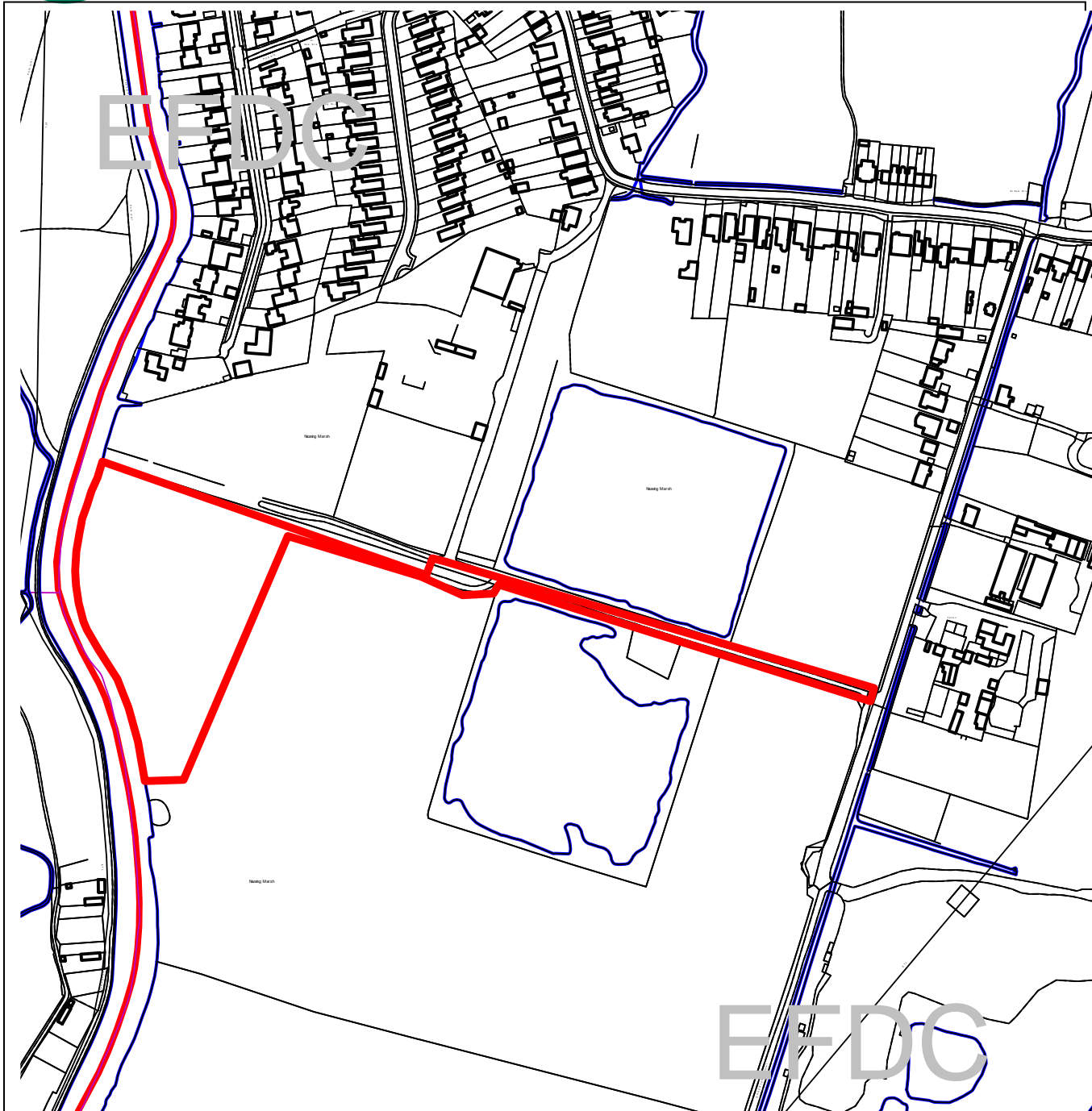
of the development hereby permitted shall be submitted to and approved in writing by the local planning authority prior to their installation. Development shall be carried out in accordance with the approved samples for the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.

4. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 1. The parking of vehicles of site operatives and visitors
 2. Loading and unloading of plant and materials
 3. Storage of plant and materials used in constructing the development
 4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 5. Measures to control the emission of dust and dirt during construction, including wheel washing.
 6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
5. No deliveries, external running of plant and equipment or demolition and construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours of 07:30 to 18:00 on Monday to Friday and 08:00 to 13:00 on Saturday and not at all on Sundays, Public or Bank Holidays without the prior written permission of the Local Planning Authority.
6. The refuse storage facility and cycle storage as shown on drawing number 1414_303 shall be made available for use by future residents of the site and retained as such prior to the first occupation of the development hereby approved.
7. The courtyard area shown on drawing number 1414_306 shall be made available for use by future residents of the site and retained as such prior to the first occupation of the development hereby approved.
8. Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council.
9. All hard and soft landscape works shall be carried out in accordance with the approved Landscape Design Concept dated June 2020. The works shall be carried out prior to the occupation of the building or completion of the development, whichever is the sooner, unless the Local Planning Authority gives its written consent to any variation.
10. Prior to preliminary ground works taking place, details of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and shall be provided on site prior to the first occupation and shall be retained for the lifetime of the development.

CHAIRMAN



Epping Forest District Council



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Application Number:	EPF/3070/20
Site Name:	Broxbourne Cruising Club Ltd Green Lane Nazeing EN10 6RS
Scale of Plot:	1:4000

Report Item No: 9

APPLICATION No:	EPF/3070/20
SITE ADDRESS:	Broxbourne Cruising Club Ltd Green Lane Nazeing Waltham Abbey EN10 6RS
PARISH:	Nazeing
WARD:	Lower Nazeing
APPLICANT:	John Frazer
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).
RECOMMENDED 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.

This application is before this Committee since it is for a type of development that cannot be determined by Officers if five objections are received (or in cases where less than 5 were consulted, a majority of those consulted object) on grounds material to the planning merits of the proposal (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council).

Site and Surroundings

The site comprises of a large parcel of land that includes a boat cruising clubhouse, located within the Green Belt. It is not listed nor in a conservation area.

Proposal

s73 Variation/Removal of condition 7 'Hours of use of Clubhouse' for EPF/0977/05.

The application form states that they would like condition 7 to be removed or varied accordingly.

The cover letter states that they would like 24/7 access to the clubhouse, so members can use the kitchen, toilets and shower facilities.

Relevant Planning History

EPF/0977/05 - Use of agricultural land as a boat club; construction of access road to site from Snakey Lane and construction of moorings, slipway, clubhouse and carpark – Approved

EPF/1254/20 - Application for removal of conditions 7 (Hours of use of Clubhouse), 8 (No use of open areas for erecting marquees or holding social events) & 9 (Hours of use for amplified music or other sound outside the Clubhouse) for EPF/0977/05 - Refused

Development Plan Context

Local Plan & Alterations 1998 & 2006 (LP)

Section 38(6) Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan currently comprises the Epping Forest District Council Adopted Local Plan (1998) and Alterations (2006).

The following policies within the current Development Plan are considered to be of relevance to this application:

CP7	Urban Form and Quality
DBE9	Loss of Amenity
RP5A	Adverse Environmental Impacts
RST22	Potentially Intrusive Activities

National Planning Policy Framework 2019 (Framework)

The Framework is a material consideration in determining planning applications. As with its predecessor, the presumption in favour of sustainable development remains at the heart of the NPPF. Paragraph 11 of the NPPF provides that for determining planning applications this means either;

- a) approving development proposals that accord with an up-to-date development plan without delay; or
- b) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole

The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making, but policies within the development plan need to be considered and applied in terms of their degree of consistency with the Framework.

In addition to paragraph 11, the following paragraphs of the NPPF are considered to be of relevance to this application:

Paragraph 127

Epping Forest District Local Plan Submission Version 2017 (LPSV)

Although the LPSV does not currently form part of the statutory development plan for the district, on 14th December 2017 the Council resolved that the LPSV be endorsed as a material consideration to be used in the determination of planning applications.

Paragraph 48 of the NPPF provides that decision-takers may give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

The LPSV has been submitted for Independent Examination and hearing sessions were held on various dates from February 2019 to June 2019. On the 2nd August, the appointed inspector provided her interim advice to the Council covering the substantive matters raised at the hearing and the necessary actions required of the Council to enable her to address issues of soundness with the plan without prejudice to her final conclusions.

As the preparation of the emerging Local Plan has reached a very advanced stage, subject to the Inspector's Advice regarding the need for additional Main Modifications, significant weight should be accorded to LPSV policies in accordance with paragraph 48 of Framework. The following table lists the LPSV policies relevant to the determination of this application and officers' recommendation regarding the weight to be accorded to each policy.

Policy	Weight afforded
DM9 High quality design	Significant
DM 21 Local Environmental Impacts, Pollution and Land Contamination	Significant
D4 Community, Leisure and Cultural Facilities	Significant

Summary of Representations

Number of neighbours Consulted: 28. 10 response(s) received
 Site notice: Yes

10 OBJECTIONS RECEIVED – Summarised as:

- Noise disturbance;
- Light pollution;
- Increased traffic;
- Anti-social behaviour;
- Impact on wildlife and Green Belt; and
- Breach of conditions.

NAZEING PARISH COUNCIL – Objection, as there is no need for the condition 7 hours of use to be removed and further, that there is concern with the effect on properties in the vicinity, with noise and light pollution. Contrary to policy DBE2 – Effect on neighbouring properties.

Planning Considerations

The main issue for consideration in this case is whether the removal or variation of condition 7 is acceptable in the interest of protecting nearby residents from any harm with particular regard to noise and general disturbance.

Condition 7 states: The clubhouse hereby approved shall not be used between 23.00 and 07.00 the following day unless otherwise agreed in writing by the Local Planning Authority.
 Reason: To minimise disturbance to local residents.

The nearest residents to the site are FrogsCroak and Magnolia House which are in excess of some 100 metres away from the clubhouse; although once the development at the Chimes Garden Centre is completed any future residents would be closer to the site. The applicant states that they require 24-hour access to the clubhouse to use the amenities available, such as the kitchen, shower and toilets.

Furthermore, there is an existing premises license issued by the Council's Licensing Team for the sale of alcohol on the premises, along with recorded music and dancing, which are restricted to the following hours;

Friday – Saturday 12:00 - 00:30
 Sunday – Thursday 12:00 - 23:00

Non-standard timings

Bank Holiday and New Year's Eve until 02:00

Without the above license (due the number of conditions attached) there would be a valid concern for the use of the clubhouse 24/7.

Officers are satisfied that the above licensable activities do not result in a change of use of the clubhouse as they are ancillary to the main use and the premises license would ensure no harm is caused to neighbouring residents in terms of increased noise disturbance from such activities. Thus, for clarity, Officers will vary condition 7, so that they will be able to use the amenities of the clubhouse 24/7, however, they will not be able to use the clubhouse for the above activities outside the licensed hours. This will ensure that the living conditions of neighbouring properties are safeguarded from any harmful noise and general disturbances.

Members attention is drawn to the fact that the proposal (variation of condition 7) was considered to be acceptable in the recent refused application. However, as the LPA is unable to issue a split permission, the application was refused.

Conclusion

For the reasons set out above having regard to all matters raised, it is recommended that planning permission be granted.

The previous conditions where relevant have been added to this consent.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

Case Officer: Muhammad Rahman - Direct Line: 01992 564415

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk



REFER



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