

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 19 January 2022
West

Place: Council Chamber, Civic Offices, **Time:** 7.00 - 7.14 pm
High Street, Epping

Members Present: S Heather (Chairman), D Dorrell (Vice-Chairman), N Avey, R Bassett, J Leppert and T Matthews

Other Councillors:

Apologies: H Kane, S Kane, J Lea, A Mitchell, M Sartin and D Stocker

Officers Present: J Godden (Heritage, Enforcement & Landscaping Team Manager), A Buckley (Higher Level Apprentice (Internal Communications)), S Dhadwar (Senior Planning Officer), A Hendry (Democratic Services Officer) and J Leither (Democratic Services Officer)

11. 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.

12. 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The Chairman noted that agenda item 10, EPF/1834/21, Cobbins End Farm Cobbinsend Road, Waltham Abbey, had been withdrawn by the applicant.

13. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 25 August 2021 be taken as read and signed by the Chairman as a correct record subject to noting the apologies of Councillor Mathews for this meeting.

Councillor Bassett asked about the site visit asked for at that meeting, for EPF/1223/21, Aver House, Nazeing. The Planning officer said he would investigate and get back to the Committee.

14. DECLARATIONS OF INTEREST

a) Pursuant to the Council's Members' Code of Conduct, Councillor N Avey declared a non-pecuniary interest in the following item of the agenda by virtue of being known to the applicant of agenda item 11, as he was his ward councillor. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2893/21 - Land at Bentons Farm, off Middle Street, Bumbles Green, Nazeing.

15. ANY OTHER BUSINESS

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

16. EPPING FOREST DISTRICT COUNCIL PLANNING POLICY BRIEFING NOTE (OCTOBER 2021)

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

17. SITE VISITS

The Sub-Committee agreed to hold a site visits to the following application location:

EPF/2893/21 – Land at Bentons Farm, off Middle Street, Bumbles Green, Nazeing.

18. PLANNING APPLICATION - EPF/2825/20 GARAGE ADJACENT TO CLOCKHOUSE, DAWS HILL, WALTHAM ABBEY E4 7RD

APPLICATION No:	EPF/2825/20
SITE ADDRESS:	Garage Adjacent to Clockhouse Daws Hill Waltham Abbey E4 7RD
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach
DESCRIPTION OF PROPOSAL:	Conversion & extension of existing former garage building to form a two bedroomed house. Provision of associated parking & landscaping.
DECISION:	Grant Permission (Subject to Legal Agreement)

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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=645435

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: DD2469-5 SHT 1/4 Rev A, DD2469-5 SHT 2/4 Rev A, DD2469-5 SHT 3/4 Rev A, and DD2469-5 SHT 4/4 Rev A.
- 3

A) No work on any phase of the development (with the exception of demolition works where this is for the reason of making areas of the site available for site investigation), shall commence until an assessment of the risks posed by any contamination within that phase shall have been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of Potentially Contaminated Sites - Code of Practice and the Environment Agency's Guidelines for the Land Contamination: Risk Management (LCRM 2020) (or equivalent if replaced), and shall assess any contamination on the site, whether or not it originates on the site. The development shall only be carried out in accordance with the approved details unless the Local Planning Authority gives its written consent to any variation. The assessment shall include: (1) A survey of the extent, scale and nature of contamination and (2) An assessment of the potential risks to: human health; property (existing or proposed) including buildings, crops, livestock, pets, woodland, service lines and pipes; adjoining land; groundwater and surface waters; ecological systems; and archaeological sites and ancient monuments.

B) If following the risk assessment unacceptable risks are identified from land affected by contamination in that phase, no work on any phase of the development shall take place, until a detailed land remediation scheme has been completed. The scheme will be submitted to and approved in writing by the local planning authority. The scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. (The remediation scheme shall be sufficiently detailed and thorough to ensure that after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990). The development shall only be carried out in accordance with the approved scheme. Following the completion of the remediation works and prior to the first occupation of the development, a verification report by a suitably qualified contaminated land practitioner shall be submitted to and approved in writing by the local planning authority.
- 4 Prior to any above groundworks, details and location of the parking spaces (including garages) equipped with active and/or passive Electric Vehicle Charging Point(s) shall have been submitted to and approved in writing

with the Local Planning Authority (LPA), unless otherwise agreed in writing with the LPA. The installation of EVCP shall be completed in accordance with the approved details and made operational prior to first occupation. The details shall include:

- Location of active and passive charging infrastructure;
- Specification of charging equipment; and
- Operation/management strategy. The council will expect that a management plan for the charging points is set out clearly. This will address:
 - a) Which parking bays will have active and/or passive charging provision, including disabled parking bays;
 - b) How charging point usage will be charged amongst users;
 - c) The process and the triggers for identifying when additional passive charging points will become activated; and
 - d) Electricity supply availability. The electricity supply should be already confirmed by the Network Provider so that the supply does not need to be upgraded at a later date.

- 5 Prior to any above groundworks, a strategy to facilitate super-fast broadband for future occupants of the site shall have been submitted to and approved in writing by the Local Planning Authority (LPA). The strategy shall seek to ensure that upon occupation of a dwelling, either a landline or ducting to facilitate the provision of a broadband service to that dwelling from a site-wide network, is in place and provided as part of the initial highway works and in the construction of frontage thresholds to dwellings that abut the highway, unless evidence is put forward and agreed in writing by the LPA that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure. The development of the site shall be carried out in accordance with the approved strategy unless otherwise agreed in writing by the LPA.
- 6 Prior to first occupation of the building hereby permitted the window(s) in the flank elevation(s) facing Parima at first floor level, shall have been fitted with obscure glass with a minimum privacy level 3 obscurity, and no part of that/those window[s] that is less than 1.7 metres above the internal floor level of the room in which it is installed shall be capable of being opened. Once installed the obscure glass shall be retained thereafter.
- 7 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 Prior to first occupation of the development, a scheme to enhance the ecological value of the site shall be submitted to and agreed in writing by the Local Planning Authority. The ecological value shall be quantified using the Biodiversity Impact Assessment Calculator (BIAC) where appropriate. The scheme shall be implemented in full prior to the occupation of the development hereby approved.
- 9 The parking area shown on the approved plans 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.

- 10 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those specified in the submitted application form, unless otherwise agreed in writing by the Local Planning Authority.
- 11 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed and utilised to clean vehicles immediately before leaving the site. Any mud or other material deposited on nearby roads as a result of the development shall be removed.
- 12 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.
- 13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any other order revoking and re-enacting that order) no development permitted by virtue of Classes A, AA, B, D & E of Part 1 to schedule 2 shall be undertaken, without the prior written agreement of the Local Planning Authority.

19. PLANNING APPLICATION - EFF/1834/21 COBBINS END FARM, COBBINSEND ROAD, WALTHAM ABBEY EN9 2AA

APPLICATION No:	EPF/1834/21
SITE ADDRESS:	Cobbins End Farm Cobbinsend Road Waltham Abbey EN9 2AA
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach Waltham Abbey North East
DESCRIPTION OF PROPOSAL:	Proposed conversion of agricultural buildings to x4 no. residential units.
DECISION:	Withdrawn

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=654575

WITHDRAWN

By applicant before meeting

20. **PLANNING APPLICATION - EPF/2893/21 LAND AT BENTONS FARM, OFF MIDDLE STREET, BUMBLES GREEN, NAZEING EN9 2LN**

APPLICATION No:	EPF/2893/21
SITE ADDRESS:	Land at Bentons Farm Off Middle Street Bumbles Green Nazeing EN9 2LN
PARISH:	Nazeing
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	Erection of 2no. single storey two bedroom detached residential dwellings together with single garages. Existing access will be utilized from oak tree close.
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=659474

DEFERRED

For site visit

CHAIRMAN