



EPPING FOREST LOCAL COUNCILS' LIAISON COMMITTEE

NOTICE OF MEETING

Place: Virtual Meeting on Zoom **Date:** Monday, 14th March, 2022

Time: 7.00 pm

Democratic Services Officer:

R. Perrin

Tel: (01992) 564243 Email:

democraticservices@eppingforestdc.gov.uk

Members:

District Council Representatives:

Councillors H Kane (Chairman), C C Pond (Vice-Chairman), R Bassett, J Lea, R Morgan, B Rolfe, M Sartin, J Share-Bernia and J H Whitehouse

Local Council Representatives:

Clerks and Chairmen/Members of Parish and Town Councils

County Council Representatives:

Members for the following divisions:

North Weald and Nazeing:

Councillor C Whitbread

Loughton Central:

Councillor C Pond

Ongar and Rural:

Councillor J McIvor

Epping and Theydon Bois:

Councillor H Whitbread

Buckhurst Hill and Loughton South:

Councillor M Vance

Chigwell and Loughton Broadway:

Councillor L Scott

Waltham Abbey:

Councillor S Kane

PLEASE NOTE THE START TIME OF THE MEETING

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).

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”.

2. APOLOGIES FOR ABSENCE

EFDC Councillors - Please use the Members Portal webpage to report non-attendance at meetings https://eppingforestdc-self.achieveservice.com/service/Member_Contact to ensure your query is properly logged.

Alternatively, you can access the Members portal from the front page of the Council's website, at the bottom under 'Contact Us' <https://www.eppingforestdc.gov.uk/your-council/members-portal/>

Members, county councillors, and town/parish council representatives are reminded to amend their names on their zoom profiles, in order to ensure that the minutes of the meeting accurately reflect the attendance.

3. MINUTES OF PREVIOUS MEETING (Pages 5 - 22)

To confirm the minutes of the meeting of the Committee held on 27 September 2021 and any matters arising therefrom.

4. DEVELOPME HUB

(P Maginnis) This is a short presentation to demonstrate the DevelopMe Hub, an employability platform, which has been implemented by the West Essex Partnership (Epping, Harlow, Uttlesford). The platform has a range of employment, career, skills resources to assist our residents when looking for work, thinking about changing career and developing their skills.

5. EPPING FOREST DISTRICT LOCAL PLAN - PROGRESS

(Nigel Richardson) To report to the Committee on the current position of the new Local Plan for the Epping Forest District.

6. ISSUES RAISED BY LOCAL COUNCILS

To discuss the following matters raised by the local councils:

- i. **Sustainability in New Builds-** EFDC has a sustainability checklist that applications for both [major](#) and [minor](#) new developments should include. However, at Parish planning meetings we are seeing the majority of applications for new builds coming before us lacking this completed checklist. What procedures do planning officers have in place to remedy this lack of documentation going forward?
- ii. **Failure of planning applications to adhere to Essex Parking Standards-**

The SV Local Plan states the [Essex Parking Standards](#) (not policy T1) should be the starting point for all new planning applications until localised parking standards are adopted. No date has been given for any consultation on these localised standards so far. In the meantime, we are seeing planning applications recommended for approval that fail to comply with EPS with no explanation as to why officers consider these applications need not be policy compliant. What can be done to ensure non-compliant applications are refused in these situations?

- iii. **Failure of planning applications to meet Local Plan policy on affordable housing provision-** The government has published [clear principles](#) on how viability statements should be assessed, presented and considered in terms of decision making and transparency. Adhering to these guidelines assists in ensuring that developments are compliant with local affordable housing policy. Applications have come before us that do not adhere to either the government guidance or local policy. What can be done to ensure officers reject non-compliant viability statements and thus refuse applications that do not deliver 40% on site affordable housing rather than recommend approval for non-compliant proposals in these situations?
- iv. **Sustainability in New Builds** - EFDC has a sustainability checklist for newbuilds. What is the point if nothing is being done to ensure the carbon neutral by 2050 (amber) or by 2030 (green) standards are achieved in new builds rather than the bare legal minimum (red column) being acceptable? How are the proposals on the checklist being enforced e.g. who is checking what proportion of site waste is being recycled, whether sustainable heating methods promised are actually being installed?
- v. **Democratic representation in the planning process** - Permitted Development rights were amended in Aug 2020 to allow up to an additional two storeys on top of many buildings under PD rather than a full planning application being needed. This has led to applications for additional flats on top of existing flats being granted under prior approval by a single officer. These have not come to an Area Planning committee, even when a large number of objections were submitted. This seems undemocratic. The EFDC constitution allows for Prior Approval applications to be decided at committee at the discretion of the Chief Planning Officer so there is a process in place for such contentious and impactful decisions to be considered. What is being done to ensure this category of prior approvals for PD will be decided in future by committee rather than a single officer?
- vi. **Planning Enforcement Action** – Being a discretionary power of the Council, could it be explained how the Council decides when it appropriate and justifiable to investigate any breaches.

7. ANY OTHER BUSINESS

8. DATES OF FUTURE MEETINGS

To note that future meetings of the Committee will be held virtually at 7:00 pm on;

Monday 26 September 2022; and

Local Councils' Liaison Committee

Monday, 14 March 2022

Monday 20 February 2023.