

Committee Agenda



Epping Forest District Council

Area Planning Sub-Committee East Wednesday, 11th May, 2022

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

**Council Chamber, Civic Offices, High Street, Epping
on Wednesday, 11th May, 2022
at 7.00 pm.**

**Georgina Blakemore
Chief Executive**

**Democratic Services
Officer:**

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

Members:

Nominated Councillors to the Sub-Committee from the Appointment Panel 2021/22 and Councillors elected on 5 May 2022.

PLEASE NOTE THAT MEMBERS RE-ELECTED BEFORE THIS MEETING BEGINS WILL BE REQUIRED TO SIGN THEIR DECLARATION OF ACCEPTANCE OF OFFICE BEFORE PARTICIPATING IN ANY DECISION MAKING.

WEBCASTING/FILMING NOTICE

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. The meeting may also be otherwise filmed by third parties with the Chairman's permission.

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 entering the Chamber and using the lower public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings for web casting and/or training purposes. If members of the public do not wish to have their image captured they should sit in the upper council chamber public gallery area or otherwise indicate to the Chairman before the start of the meeting.

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

1. WEBCASTING INTRODUCTION

1. This meeting is to be webcast. Members are reminded of the need to activate their microphones 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).

If you are seated in the lower public seating area it is likely that the recording cameras will capture your image and this will result in the possibility that your image will become part of the broadcast.

This may infringe your human and data protection rights and if you wish to avoid this you should move to the upper public gallery.”

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

To be announced at the meeting.

To report non-attendance before the meeting, please use the Members Portal webpage 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/>

4. DECLARATIONS OF INTEREST

To declare interests in any item on this agenda.

5. MINUTES (Pages 9 - 14)

To confirm the minutes of the last meeting of the Sub-Committee held on 6 April 2022.

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 COUNCIL PLANNING POLICY BRIEFING NOTE (OCTOBER 2021)

This briefing note, dated October 2021, 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 ("LPSV"), which was published on 18 December 2017 and the Main Modifications to the LPSV published for consultation between 15 July and 23 September 2021. The primary purpose of this note is to inform the development management process and to assist Development Management officers, Councillors, applicants, and planning agents. Other Council officers involved in the development management process may also find the note helpful (e.g., Housing, Contaminated Land, Landscaping etc).

The Planning Policy Briefing Note (October 2021) is available at:

<https://www.eppingforestdc.gov.uk/wp-content/uploads/2021/10/Planning-Policy-Briefing-Note-06-October-2021-accessible.pdf>

8. SITE VISITS

To identify and agree requirements for formal site visits to be held with regard to any planning application listed in this agenda, prior to consideration of the application.

9. PLANNING APPLICATION - EPF/0040/18 PARISH CHURCH OF ST MARY & ALL SAINTS, CHURCH LANE, LAMBOURNE RM4 1AH (Pages 15 - 28)

To consider the attached report on the proposal to build a new Church and Community Centre on a site adjacent to the Church grounds to provide space for activity rooms, event spaces, Church ancillary facilities and rooms for prayer and reflection. A new path to be carefully routed through the existing graveyard is proposed to link the new Church Centre to the Church and will be the subject of a separate Faculty application. Landscaping works and parking are provided within the proposed site.

10. PLANNING APPLICATION - EPF/2579/19 SPENCERS FARM, OAK HILL ROAD, STAPLEFORD ABBOTTS, ROMFORD RM4 1JH (Pages 29 - 42)

To consider the attached report for the erection of x6 no. new dwellings, parking and associated landscaping. ** SAC CASE HELD IN ABEYANCE NOW PROGRESSING**

11. PLANNING APPLICATION - EPF/0766/20 21 FOREST DRIVE, THEYDON BOIS, EPPING CM16 7HA (Pages 43 - 54)

To consider the attached report for a part retrospective application for creation of one bed flat and associated parking (Revised application to EPF/0066/20). ** SAC CASE HELD IN ABEYANCE NOW PROGRESSING**

12. PLANNING APPLICATION - EPF/2907/21 32 THE ORCHARDS, EPPING CM16 7BB (Pages 55 - 60)

To consider the attached report for the proposed conversion of the existing loft space into habitable accommodation with two side facing dormer windows with pitched roofs to south facing elevation and one side facing dormer window with obscured glazing to north facing elevation. The rear gable facing the garden and open fields is to be fitted with glazing with doors and Juliet balcony. This proposal makes efficient use of the existing loft space and is similar to many other similar loft conversions in the locality. This particular loft can be converted under permitted development rights that the dwelling enjoys and can be fully functioning. However, the applicant is applying under the householder application procedure as the overall roof extension compared to the original is just in excess of the 50 cubic metres allowable.

13. PLANNING APPLICATION - EPF/3231/21 TILEGATE FARM, TILEGATE ROAD, HIGH LAVER, ONGAR CM5 0EA (Pages 61 - 74)

To consider the attached report on the application for Variation of Condition 2 for EPF/1052/17. (Demolition of existing industrial and storage workshops and equestrian buildings and replacement with three residential units plus annex and outbuilding together with reconfiguring of access road and landscaping).

14. 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.