

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee West **Date:** Wednesday, 18 May 2022

Place: Council Chamber - Civic Offices **Time:** 7.00 - 7.44 pm

Members Present: Councillors S Heather (Chairman), R Bassett, H Kane, S Kane, J Lea, J Leppert, R Pugsley, D Stocker and S Yerrell

Apologies: Councillors N Avey and M Sartin

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

Officers Present (Virtually): A Hendry (Democratic Services Officer)

52. 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.

53. 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.

54. DECLARATIONS OF INTEREST

- a) Pursuant to the Council's Code of Member Conduct, Councillor S Heather declared a non-pecuniary interest in the following item of the agenda by virtue of being a member of the Lea Valley Regional Park Authority. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2425/21 – Sedge Gate Nursery, Sedge Green, Nazeing EN9 2PA

55. MINUTES

RESOLVED:

That the minutes of the Sub-Committee held on 13 April 2022 be taken as read and signed by the Chairman as a correct record.

56. ANY OTHER BUSINESS

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

57. 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

58. SITE VISITS

A site visit had been carried out by the Sub-Committee on the 17 May 2022.

59. PLANNING APPLICATION - EPF/2425/21 SEDGE GATE NURSERY, SEDGE GREEN, NAZEING, WALTHAM ABBEY EN9 2PA

APPLICATION No:	EPF/2425/21
SITE ADDRESS:	Sedge Gate Nursery Sedge Green Nazeing Waltham Abbey EN9 2PA
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Change of use from horticultural use to 14 warehouse units.
DECISION:	Refuse Permission

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=657256

REASON FOR REFUSAL

- 1 The National Planning Policy Framework establishes that substantial weight should be given to any harm to the Green Belt. The proposal is considered to constitute inappropriate development in the Green Belt that would be harmful to its open character and visual amenity. In addition, the scale, height, bulk and activities associated with such a development would result in a visually more conspicuous, prominent and intrusive impact on the rural character of the Green Belt. Whilst there are considered benefits to the proposed development they cannot be justified in terms of 'very special circumstances' that would outweigh the harm identified and is contrary to policy DBE1, GB7A and GB2A of the adopted Local Plan and Alterations (2006-2008), and with policy DM4 of the Epping Forest Local Plan (Submission Version), 2017 and with the Green Belt objectives of the NPPF, 2021.
- 2 The development by reason of its design, scale, height, activities and siting would cause significant demonstrable harm to neighbour's amenity in the form of noise and disturbance and also a loss of light, intrusive and overbearing impact, to Sedge Gate House. Such substantial harm to the

living conditions of the adjoining properties is contrary to policy DBE9 of the adopted Local Plan and Alterations (1998-2006), policy DM9 of the Submission Version, 2017 and with the core objective of the National Planning Policy Framework that seeks to secure a good standard of amenity for all existing occupiers.

Way forward – reduce the height and scale of the buildings, move them away with the boundary of Sedge Gate House and introduce a landscape boundary

CHAIRMAN