

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