

## **EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Planning Sub-Committee **Date:** 16 February 2022  
West

**Place:** Council Chamber, Civic Offices, **Time:** 7.00 pm- 7:15 pm  
High Street, Epping

**Members Present:** S Heather (Chairman), D Dorrell (Vice-Chairman), N Avey, R Bassett, H Kane, S Kane, J Leppert, T Matthews, M Sartin and D Stocker

**Other Councillors:**

**Apologies:** J Lea and A Mitchell

**Officers Present:** L Kirman (Democratic Services Officer) and R Moreton (Corporate Communications Officer)

**Officers Present Virtually:** G Courtney (Planning Applications and Appeals Manager (Development Management)) and J Leither (Democratic Services Officer).

### **21. 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.

### **22. 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.

### **23. MINUTES**

#### **RESOLVED:**

That the minutes of the Sub-Committee held on 19 January 2022 be taken as read and signed by the Chairman as a correct record.

### **24. DECLARATIONS OF INTEREST**

- a) Pursuant to the Council's Code of Member Conduct, Councillor Avey declared a non-pecuniary interest in the following item of the agenda by virtue of being known to the applicant of agenda item 10. 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, EN9 2LN.

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

It was noted that the briefing note, dated October 2021, had been produced by the Planning Policy team to ensure that a consistent approach was 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 Planning Policy Briefing Note (October 2021) was available at:  
<https://www.eppingforestdc.gov.uk/wp-content/uploads/2021/10/Planning-PolicyBriefing-Note-06-October-2021-accessible.pdf>

## 26. SITE VISITS

There were no formal site visits requested by the Sub-Committee.

## 27. PLANNING APPLICATION - EPF/2712/21 AVER HOUSE, NURSERY ROAD, NAZEING, WALTHAM ABBEY EN9 2JE

<b>APPLICATION No:</b>	EPF/2712/21
<b>SITE ADDRESS:</b>	Aver House Nursery Road Nazeing Waltham Abbey EN9 2JE
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of commercial office building and replacement with a single dwelling.
<b>DECISION:</b>	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=658754](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=658754)

ITEM WITHDRAWN BEFORE THE COMMITTEE MEETING

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

<b>APPLICATION No:</b>	EPF/2893/21
<b>SITE ADDRESS:</b>	Land at Bentons Farm Off Middle Street Bumbles Green Nazeing EN9 2LN
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Broadley Common, Epping Upland and Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of 2no. single storey two bedroom detached residential dwellings together with single garages. Existing access will be utilized from oak tree close.
<b>DECISION:</b>	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=659474](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=659474)

#### **REASON FOR REFUSAL**

- 1 The site is located within land designated as Metropolitan Green Belt where there is presumption against inappropriate development. Due to the area and location of the site, the proposal is not considered to constitute the limited infilling of a village. No very special circumstances or other considerations have been advanced that would outweigh the harm caused by the inappropriateness and the other harm identified, and the development would therefore conflict with Chapter 13 of the National Planning Policy Framework and Policy GB2A of the Combined Policies of Epping Forest District Local Plan and alterations 2008 and DM 4 of the Submission Version Local Plan.
- 2 The site falls within land designated as being within the Nazeing and South Roydon Conservation Area. The significance of this Conservation Area is derived from its historic open natural landscape. A right of way adjoins the eastern boundary of the site. The siting of the proposed dwellings behind the existing frontage development would result in a discordant form of development that would be out of keeping with the prevailing character of the area. The orientation of the proposed dwelling perpendicular to the buildings in Middle Street would further emphasise the incongruous nature of the proposal. This suburbanisation of the site would erode the open verdant character of this locality and as such would fail to preserve or enhance the character and appearance of the Conservation Area and as such is contrary to the requirements of S72(1) of the Planning and Listed Building and Conservation Areas Act 1990, Chapter 16 of the NPPF and policies, HC6, HC7 of the Local Plan and DM7 of the Submission Version Local Plan.

- 3 The proposal fails to demonstrate that it will provide adequate privacy and outlook for future residents of the proposed new self-contained dwellings and as such the proposal provides a substandard form of accommodation and as such is contrary to the requirements of policy DBE1, DBE2, DBE 5 and DBE9 along with DM9 of the Submission Version Plan and the National Planning Policy Framework.
  
- 4 In the absence of a completed s106 planning obligation the proposed development fails to mitigate against the adverse impact that it will have on the Epping Forest Special Area of Conservation in terms of recreational pressure and air pollution. Failure to secure such mitigation is contrary to Policy CP1 and CP6 of the Epping Forest Local Plan, Policies DM2 and DM22 of the Epping Forest District Local Plan Submission Version 2017 and the requirements of the Habitats Regulations 2017.

**CHAIRMAN**