

# **EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Planning Sub-Committee West    **Date:** Wednesday, 13 April 2022

**Place:** Council Chamber, Civic Offices, High Street, Epping    **Time:** 7.00 - 8.45 pm

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

**Apologies:** R Bassett

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

**Officers Present (Virtually):** A Marx (Development Manager Service Manager (Planning)) and V Messenger (Democratic Services Officer)

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## **41. 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.

## **42. 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.

## **43. Minutes**

### **RESOLVED:**

That the minutes of the Sub-Committee held on 16 March 2022 be taken as read and signed by the Chairman as a correct record.

## **44. Declarations of Interest**

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

- EPF/2036/20 Roydon Marina Village, High Street, Roydon, Harlow, CM19 5EJ

- b) Pursuant to the Council's Code of Member Conduct, Councillor M Sartin also declared a non-pecuniary interest in the following item of the agenda by virtue of being within the consultation area of the application which she had obtained advice on. The Councillor had determined that they would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/2036/20 Roydon Marina Village, High Street, Roydon, Harlow, CM19 5EJ

- c) Pursuant to the Council's Code of Member Conduct, Councillors H Kane and J Lea declared a non-pecuniary interest in the following items of the agenda by virtue of knowing the applicant. The Councillors had determined that they would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/1213/21 Land off Arlingham Mews, Sun Street, Waltham Abbey, EN9 1ED
- EPF/1503/21 Darby Drive, Waltham Abbey, EN9 1EQ

#### 45. Any Other Business

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

#### 46. 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](http://www.efdclocalplan.org/wpcontent/uploads/2018/03/Planning-Policy-Briefing-Note_Mar-2018.pdf)

#### 47. Site Visits

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

#### 48. Planning Application - EPF/2036/20 Roydon Marina Village, High Street, Roydon, Harlow CM19 5EJ

<b>APPLICATION No:</b>	EPF/2036/20
<b>SITE ADDRESS:</b>	Roydon Marina Village High Street Roydon Harlow CM19 5EJ
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Roydon
<b>DESCRIPTION OF PROPOSAL:</b>	Extension to existing marina to provide an additional 168 berths, 99 parking spaces, additional associated facilities and widening and improvement to existing vehicular and pedestrian access.
<b>DECISION:</b>	Refused

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**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=641916](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=641916)

**REASONS**

- 1 The proposed development, which will enable the intensive use of the majority of the lake for the mooring of boats, will result in the loss of the existing attractive open water area, and an increase in traffic movements along the narrow tow path access road, together with increased parking around the lake. These changes will adversely impact on the openness, character and visual amenity of the area and undermine the recreational value of the lake and surrounding area for existing boat owners, local residents and visitors to the Lee Valley Regional Park. It represents inappropriate development in the Metropolitan Green Belt and there are no very special circumstances to outweigh the resultant harm or any other of the identified harms. The proposal is therefore contrary to policies GB2A, RST1, RST7 and RST22 of the adopted Local Plan and Alterations, policies DM 3, DM 4, DM 17, D 4, P 9 of the Submitted Version Local Plan 2017 and the National Planning Policy Framework.
- 2 The proposal would unduly exacerbate the traffic movements into and out of the tow path access road from the High Street access very close to a frequently used level-crossing, which would be severely detrimental to highway and pedestrian safety, contrary to policies RST22(V) and ST4 of the Adopted Local Plan and Alterations, policy T 1 of the Submitted Version Local Plan 2017 and the National Planning Policy Framework.
- 3 In the absence of a completed Section 106 planning obligation the proposed development fails to mitigate against the adverse impact that it will have on the Epping Forest Special Area for Conservation in terms of recreational pressure and air pollution. Failure to secure such mitigation is contrary to policies CP1 and CP6 of the adopted Local Plan 1998 & 2006, Policies DM2 and DM22 of the Local Plan Submission Version 2017, Paragraph 180 of the NPPF 2021, and the requirements of the Habitats Regulations 2017.

**49. Planning Application - EPF/1213/21 Land off Arlingham Mews, Sun Street, Waltham Abbey EN9 1ED**

<b>APPLICATION No:</b>	EPF/1213/21
<b>SITE ADDRESS:</b>	Land off Arlingham Mews Sun Street Waltham Abbey EN9 1ED
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey South West
<b>DESCRIPTION OF PROPOSAL:</b>	Change of Use of Ground Floor Retail Units (A1) to 1 x Studio and 2 x 1 bed unit (C3)
<b>DECISION:</b>	Refuse Permission

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**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=651893](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=651893)

**REASON FOR REFUSAL**

- 1 The proposed development would result in the loss of ground floor retail units, including some falling within the Primary Retail Frontage / Primary Shopping Area, that could harm the vitality and viability of Waltham Abbey Town Centre. Insufficient evidence has been provided to demonstrate that the units are not capable of being re-let for a main town centre use. As such the proposal is contrary to policies TC1 and TC3 of the of the adopted Local Plan and Alterations (1998 & 2006), policies E2 and P3 of the Local Plan Submission Version (2017) as amended by Main Modifications (July 2021) and the NPPF (2021).
- 2 By reason of its design and proposed use, the proposed development would fail to preserve or enhance the existing buildings and yards or the surrounding Waltham Abbey Conservation Area contrary to policies DBE3, DBE10, HC6, HC7 and HC12 of the adopted Local Plan and Alterations (1998 & 2006), policies DM7, DM9 and DM10 of the Local Plan Submission Version (2017), and paragraphs 189, 190, 192, 193, 194, 200 and 201 of the NPPF (2021).
- 3 By reason of its design and layout the proposed development would provide poor levels of outlook and privacy and therefore an unacceptable quality of accommodation for future occupiers. As such the proposal fails to provide suitable living conditions contrary to policies CP7 & DBE9 of the adopted Local Plan 1998 & 2006, policy DM10 of the Local Plan Submission Version 2017 and the NPPF 2021.
- 4 In the absence of a completed Section 106 planning obligation the proposed development fails to mitigate against the adverse impact that it will have on the Epping Forest Special Area for Conservation in terms of recreational pressure and air pollution. Failure to secure such mitigation is contrary to policies CP1, CP6 and NC1 of the Epping Forest Local Plan (1998) and Alterations (2006), policies DM 2 and DM 22 of the Epping Forest District Local Plan Submission Version 2017 and the requirements of the Habitats Regulations 2017.

**50. Planning Application - EPF/1503/21 1 Darby Drive, Waltham Abbey EN9 1EQ**

<b>APPLICATION No:</b>	EPF/1503/21
<b>SITE ADDRESS:</b>	1 Darby Drive Waltham Abbey EN9 1EQ
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey South West
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of a one and a half storey extension to the restaurant & internal alterations to the existing retail unit

	to provide staff amenity space. (Revised application to EPF/1993/20).
<b>RECOMMENDED DECISION:</b>	Granted subject to Conditions

**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=653098](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=653098)

## 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: 800; 300, 301, 302, 303, 304
- 3 Prior to their installation, details of the type and colours of the external finishes of the development shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
- 4 The use hereby permitted shall not be open to customers outside the hours of operation of the host building.
- 5
  - a) Before the development hereby permitted is first occupied, details of enclosures and screened facilities for the storage of recycling containers and wheeled refuse bins or other refuse storage containers where applicable, together with a satisfactory point of collection shall be submitted to and approved in writing by the Local Planning Authority.
  - b) The development shall be implemented in full accordance with the details as approved under this condition prior to the first occupation and retained as such thereafter.
- 6 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.

### 51. Planning Application - EPF/1819/21 168 Honey Lane, Waltham Abbey EN9 3BE

<b>APPLICATION No:</b>	EPF/1819/21
<b>SITE ADDRESS:</b>	168 Honey Lane Waltham Abbey EN9 3BE
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey Honey Lane

<b>DESCRIPTION OF PROPOSAL:</b>	Proposed redevelopment to provide x2 no. semi-detached houses.
<b>DECISION:</b>	Refused

**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=654517](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=654517)

## REASONS

- 1 The proposed development will result in the demolition of the existing chalet bungalow and creation of a two-storey dwelling with roof accommodation above. The proposed development by reason of the loss of the bungalow fails to comply with the requirements of Policy H4A of the adopted Local Plan 1998 & 2006, Policy H1 (f) of the Local Plan Submission Version 2017, and the NPPF 2021. These policies seek mixed and balanced communities, which the proposed development would conflict with.

**CHAIRMAN**