

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

**Committee:** Area Planning Sub-Committee **Date:** 27 November 2019  
East

**Place:** Council Chamber, Civic Offices, **Time:** 7.30 - 8.25 pm  
High Street, Epping

**Members Present:** P Keska (Chairman), B Rolfe (Vice-Chairman), N Bedford, P Bolton, H Brady, L Burrows, I Hadley, S Jones, C McCredie, J McIvor, R Morgan, J Philip, B Vaz, C Whitbread, H Whitbread and J H Whitehouse

**Other Councillors:**

**Apologies:** P Stalker and J M Whitehouse

**Officers Present:** M Johnson (Development Management Manager), R Perrin (Democratic Services Officer) and G Woodhall (Senior Democratic Services Officer)

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### **56. 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.

### **57. WELCOME AND INTRODUCTION**

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements adopted by the Council to enable persons to address the Sub-Committee, in relation to the determination of applications for planning permission. The Sub-Committee noted the advice provided for the public and speakers in attendance at Council Planning Sub-Committee meetings.

### **58. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 30 October 2019 be taken as read and signed by the Chairman as a correct record.

### **59. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Conduct, Councillors P Keska and B Vaz declared a non-pecuniary interest in the following item of the agenda by virtue knowing the applicant and objectors in their role as the Ward Councillors. The Councillors had determined that they would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1928/19 – Delimores, 19 High Street, Ongar, Essex, CM5 9DS

(b) Pursuant to the Council's Code of Conduct Councillor J McIvor declared a non-pecuniary interest in the following item of the agenda by virtue of owning a business at the other end of the Ongar high street. The Councillor arrived after the Planning Officer had started his presentation and therefore advised that he would abstain from voting on the following application:

- EPF/1928/19 – Delimores, 19 High Street, Ongar, Essex, CM5 9DS.

#### 60. ANY OTHER BUSINESS

It was noted that there was no other urgent business for consideration by the Sub-Committee.

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

#### 62. SITE VISITS

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

#### 63. PLANNING APPLICATION - EPF/1928/19 - DELIMORES, 19 HIGH STREET, ONGAR, ESSEX, CM5 9DS

<b>APPLICATION No:</b>	EPF/1928/19
<b>SITE ADDRESS:</b>	Delimores 19 High Street Ongar Essex CM5 9DS
<b>PARISH:</b>	Ongar
<b>WARD:</b>	Chipping Ongar, Greensted and Marden Ash
<b>DESCRIPTION OF PROPOSAL:</b>	Application for Variation of Condition 3 "opening hours" for EPF/1320/18. (Conversion of hairdressers A1 use to cafe A3 use and alterations to shopfront).
<b>DECISION:</b>	Granted (With 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=627033](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=627033)

#### CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The cafe hereby permitted shall not be open for customers other than between 0730hr and 18230hrs Mondays to Saturdays, 0930hrs to 1400hrs on Sundays, and at no time on Bank Holidays. No food preparation within the premises shall take place more than 30 minutes before the opening time above.
- 3 The extract ventilation system incorporating anti-vibration mountings and incorporating filters shall be maintained in full accordance with the details approved by the Local Planning Authority at the time of installation for the duration of the use.
- 4 Grease separators fitted to any drainage serving the kitchen previously approved by the Local Authority shall be maintained in working order in accordance for the duration of the use.
- 5 The rear door/s to the ground floor of the premises, the subject of this permission, shall remain closed during times when cooking is taking place.

**64. PLANNING APPLICATION - EPF/2217/19 - LAND AT POTASH ROAD, MATCHING GREEN, ESSEX, CM17 0RN**

<b>APPLICATION No:</b>	EPF/2217/19
<b>SITE ADDRESS:</b>	Land at Potash Road Matching Green Essex CM17 0RN
<b>PARISH:</b>	Matching
<b>WARD:</b>	Hastingwood, Matching and Sheering Village
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of two dwellinghouses (Revised Design 3) including the removal of existing underground storage tanks. (Revised application to EPF/0189/19).
<b>DECISION:</b>	Deferred

**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=628293](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=628293)

**Deferred to District Development Management Committee.**

**CHAIRMAN**

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