

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

**Committee:** Area Planning Sub-Committee **Date:** 15 July 2020  
West

**Place:** Virtual Meeting on Zoom **Time:** 7.00 - 9.25 pm

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

**Other Councillors:** -

**Apologies:** Y Knight, A Mitchell, S Stavrou and D Stocker

**Officers Present:** J Godden (Heritage, Enforcement & Landscaping Team Manager), A Marx (Development Manager Service Manager (Planning)), V Messenger (Democratic Services Officer), R Moreton (Corporate Communications Officer) and G Woodhall (Democratic & Electoral Services Officer)

### **11. WEBCASTING INTRODUCTION**

The Chairman made a short address to remind all present that this virtual meeting would be broadcast live 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.

### **12. 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.

### **13. MINUTES**

**Resolved:**

- (1) That the minutes of the meeting of the Sub-Committee held on 17 June 2020 be taken as read and signed by the Chairman as a correct record.

### **14. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Conduct, Councillor M Sartin declared a personal interest in the following items of the agenda, by virtue of being a member of the Lea Valley Regional Park Authority. The Councillor declared that she had not taken part in any discussions regarding these applications and that she would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/2562/19 – Oakleigh Nursery, Paynes Lane, Nazeing;

- EPF/2563/19 – Oakleigh Nursery, Paynes Lane, Nazeing; and
- EPF/0858/20 – Aver House, Nursery Road, Nazeing.

(b) Pursuant to the Council's Code of Conduct, Councillor S Heather declared a personal interest in the following items of the agenda, by virtue of being a member of the Lea Valley Regional Park Authority. The Councillor declared that he had not taken part in any discussions regarding these applications and that he would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/2562/19 – Oakleigh Nursery, Paynes Lane, Nazeing;
- EPF/2563/19 – Oakleigh Nursery, Paynes Lane, Nazeing; and
- EPF/0858/20 – Aver House, Nursery Road, Nazeing.

**15. ANY OTHER BUSINESS**

The Sub-Committee noted that there was no other urgent business for consideration at the meeting.

**16. EPPING FOREST DISTRICT LOCAL PLAN SUBMISSION VERSION - PLANNING POLICY BRIEFING NOTE**

The Sub-Committee 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)

**17. SITE VISITS**

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

18. **PLANNING APPLICATION - EPF/2562/19 OAKLEIGH NURSERY, PAYNES LANE, NAZEING**

<b>APPLICATION No:</b>	EPF/2562/19
<b>SITE ADDRESS:</b>	Oakleigh Nursery Paynes Lane Nazeing EN9 2EU
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Retention of existing caravan for agricultural office and business use only.
<b>DECISION:</b>	Grant Permission (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=629686](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=629686)

### CONDITIONS

- 1 The development hereby permitted will be completed and retained strictly in accordance with the approved drawings numbers: 2573 - 15A4 - 201A, 2573 - 15A4 - 202A and Flood Risk Assessment by UK Flood Risk Consultants (dated 10/04/2018).
- 2 The caravan hereby approved shall only be used as an office ancillary to the business operation of the nursery and not for any residential or social purposes.
- 3 In the event that the nursery use ceases on site, the caravan hereby approved shall be removed, and the land shall thereafter cease to be used for the stationing of a caravan.
- 4 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present. Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the local planning authority contacted and a scheme to investigate the risks and/or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the local planning authority prior to the recommencement of development works. In such instances, following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.
- 5 Within 3 months of this approval, a landscaping scheme shall be submitted and agreed in writing by the Local Planning Authority to provide screening for the front and side of the mobile homes. The details as approved shall be carried out onsite

within 3 months of the date of the approval of this planning condition

**19. PLANNING APPLICATION - EPF/2563/19 OAKLEIGH NURSERY, PAYNES LANE, NAZEING**

<b>APPLICATION No:</b>	EPF/2563/19
<b>SITE ADDRESS:</b>	Oakleigh Nursery Paynes Lane Nazeing EN9 2EU
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed permanent retention of 2 existing caravans to accommodate nursery workers.
<b>DECISION:</b>	Grant Permission (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=629687](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=629687)

**CONDITIONS**

- 1 On or before the expiration of 28 days from the date of this approval, the 2 dilapidated caravans at present located at the site as shown on drawing number 2573-15A4-202A, and any associated base, dwarf wall or associated works shall be removed, and the land shall thereafter cease to be used for the stationing of a caravan.
- 2 The development hereby permitted will be completed and retained strictly in accordance with the approved drawings numbers: 2573-15A4-201A, 2573-15A4-202A and the Flood Risk Assessment by UK Flood Risk Consultants (dated 10/04/2018).
- 3 The occupation of the 2 caravans hereby approved shall be limited to persons solely or mainly working, or last working, at Oakleigh Nursery as horticultural workers.
- 4 There shall be no external lighting erected or fitted on or by the mobile homes.
- 5 Each mobile home shall not have more than four adult persons residing in it at any time.
- 6 There is to be no residential vehicular access to the mobile homes via the southern gate on the approved fence and gates.
- 7 In the event that the nursery use ceases on site, the caravans hereby approved shall be removed from the site, and any associated base, dwarf wall or associated works shall be removed, and the land shall thereafter cease to be used for the stationing of

caravans for residential accommodation.

- 8 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present. Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the local planning authority contacted and a scheme to investigate the risks and/or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the local planning authority prior to the recommencement of development works. In such instances, following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.
- 9 Within 3 months of this approval, a landscaping scheme shall be submitted and agreed in writing by the Local Planning Authority to provide screening for the front and side of the mobile homes. The details as approved shall be carried out onsite within 3 months of the date of the approval of this planning condition.

20. **PLANNING APPLICATION - EPF/0135/20 80 UPSHIRE ROAD, WALTHAM ABBEY**

<b>APPLICATION No:</b>	EPF/0135/20
<b>SITE ADDRESS:</b>	80 Upshire Road Waltham Abbey EN9 3PA
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey Paternoster
<b>DESCRIPTION OF PROPOSAL:</b>	Retention of the outbuilding
<b>DECISION:</b>	Grant Permission (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=632596](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=632596)

#### **CONDITIONS**

- 1 The development hereby permitted will be retained strictly in accordance with the approved drawings numbers: Location Plan, Existing Front and Rear Elevation, Existing ground floor plan (1), Existing Side Elevation (3) and Existing Side Elevation (4).
- 2 The proposed development shall only be used as ancillary use for the existing dwellinghouse and shall not be occupied as a unit separately from the dwelling known as no. 80 Upshire Road.

21. **PLANNING APPLICATION - EPF/0665/20 80 UPSHIRE ROAD, WALTHAM ABBEY**

<b>APPLICATION No:</b>	EPF/0665/20
<b>SITE ADDRESS:</b>	80 Upshire Road Waltham Abbey EN9 3PA
<b>PARISH:</b>	Waltham Abbey
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed double storey side extension with part single storey rear extension & skylights. (Revised application to EPF/1897/19)
<b>DECISION:</b>	Refuse Permission (Householder)

**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=635159](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=635159)

#### REASONS FOR REFUSAL

- 1 The proposal would result in an cramped form of development which due to its bulk and mass would have an unacceptable adverse impact on the character and appearance of the street scene and an overbearing impact on the neighbouring property at 82 Upshire Road, and lack refuse facilities, contrary to the NPPF and policies DBE 9 & 10 of the adopted Local Plan and policies DM9 & 10 of the submitted version Local Plan

Members were concerned about the bulk and mass of the extension especially with the closeness to the large retained outbuilding in the rear garden, and the lack of provision for refuse facilities.

*Way forward*

To reduce the bulk and mass of the extension and include suitable refuse facilities.

**22. PLANNING APPLICATION - EPF/0858/20 AVER HOUSE, NURSERY ROAD, NAZEING**

<b>APPLICATION No:</b>	EPF/0858/20
<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 a commercial building and replacement with a single dwelling.(Revised application to EPF/0196/19).
<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=636162](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=636162)

**DEFERRED TO DDMC – with members recommendation to grant**

**23. EXCLUSION OF PUBLIC AND PRESS**

The Sub-Committee noted that there was no business which necessitated the exclusion of the public and press from the meeting.

**CHAIRMAN**