

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 21 October 2020
South

Place: Virtual Meeting on Zoom **Time:** 7.00 - 8.35 pm

Members Present: J Share-Bernia (Chairman), S Rackham (Vice-Chairman), R Brookes, G Chambers, S Heap, R Jennings, J Jennings, H Kauffman, A Lion, L Mead, S Neville, A Patel, C P Pond, C C Pond, C Roberts, D Roberts, D Sunger and D Wixley

Other Councillors: None.

Apologies: R Baldwin, A Beales, G Mohindra, S Murray and B Sandler

Officers Present: G Courtney (Planning Applications and Appeals Manager (Development Management)), A Marx (Development Manager Service Manager (Planning)), M Rahman (Planning Officer), V Messenger (Democratic Services Officer), A Hendry (Democratic Services Officer) and N Cole (Corporate Communications Officer)

56. WEBCASTING INTRODUCTION

The Chairman made a short address to remind all present that this virtual 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 virtual 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. The Chairman advised that she would be a voting chairman.

58. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 23 September 2020 be taken as read and signed by the Chairman as a correct record.

59. DECLARATIONS OF INTEREST

There were no declarations of interest made pursuant to the Council's Members' Code of Conduct.

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

62. SITE VISITS

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

The Sub-Committee noted that, for the duration of the Covid-19 pandemic, any planning applications referred for a site visit at an Area Plans Sub-Committee (or the District Development Management Committee) would be automatically referred to the District Development Management Committee (or Council) for determination.

63. PLANNING APPLICATION - EFP/1563/20 44 RUSSELL ROAD, BUCKHURST HILL

APPLICATION No:	EPF/1563/20
SITE ADDRESS:	44 Russell Road Buckhurst Hill IG9 5QE
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill West
DESCRIPTION OF PROPOSAL:	Two storey rear extension with balcony and single storey side extension
DECISION:	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=639678

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 development hereby permitted will be completed and retained strictly in accordance with the approved drawings numbers: GA/0071/01, GA/0071/02, GA/0071/03, GA/0071/04, GA/0071/05, GA/0071/06, GA/0071/07, GA/0071/08 and GA/0071/09.

- 3 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 4 Privacy screens no less than 1.7 metres high shall be installed at both edges of the balcony and shall be permanently retained in that condition.
- 5 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 such agreed details.
- 6 Prior to any above ground works, details of the proposed landscaping of the site, including retention of trees and other natural features and the proposed times of planting (linked to the development schedule), shall be submitted to and approved in writing by the Local Planning Authority. The approved landscaping shall be carried out in accordance with the approved details and at the agreed times.
- 7 Access to the flat roof over the ground floor extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a seating area, roof garden, terrace, patio or similar amenity area.

64. PLANNING APPLICATION - EPF/1776/20 178 BUCKHURST WAY, BUCKHURST HILL

APPLICATION No:	EPF/1776/20
SITE ADDRESS:	178 Buckhurst Way Buckhurst Hill IG9 6HZ
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Proposed raised wood decking area with an open-sided canopy & an overhead retractable awning (Revised scheme to EPF/1632/19)
DECISION:	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=640699

CONDITIONS

- 1 Within 2 months beginning with the date of this notice, all unauthorised works including any resultant debris shall be removed from the site.
- 2 The development hereby permitted will be completed and retained strictly in accordance with the approved drawings numbers: 93/10/C/1, 01/4 Rev C, 02/4 Rev C, 03/4 Rev C and 04/4 Rev C.

65 **PLANNING APPLICATION - EPF/1824/20 LAND AND GARAGES TO REAR OF 2 -12 HORNBEAM ROAD (HORNBEAM CLOSE SITE B), BUCKHURST HILL**

APPLICATION No:	EPF/1824/20
SITE ADDRESS:	Land and Garages to rear of 2 -12 Hornbeam Road (Hornbeam Close Site B) Buckhurst Hill Essex IG9 6JS
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
DESCRIPTION OF PROPOSAL:	Variation to condition 2 'Plan Numbers' on EPF/0215/16 (Demolition of garages and replacement with 3 x 3 bed two storey affordable homes with 7 parking spaces and associated landscaping) to allow alternative parking area and turning
DECISION:	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=640850

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: PL01, PL02, PL04 A, PL05, PL06 A, 15-044-074 and 2112-T-0101 Rev T4
- 2 The development shall be implemented in accordance with the material details approved under EPF/3070/19 unless otherwise agreed in writing.
- 3 The hard and soft landscaping shall be carried out in accordance with the agreed landscaping submission agreed under EPF/1964/20. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
- 4 The development shall be carried out in accordance with the agreed Phase 1 Contamination Report agreed under EPF/1380/19.
- 5 The development shall be carried out in accordance with the agreed Phase 2 Contamination Report agreed under EPF/1380/19.
- 6 The development shall be carried out in accordance with the agreed Remediation Contamination Report agreed under EPF/1380/19.

- 7 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.
- 8 In the event that any evidence of potential contamination is found at any time when carrying out the approved development that was not previously identified in the approved Phase 2 report, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with a methodology previously approved by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with the immediately above condition.
- 9 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
- 10 The development shall be carried out in accordance with the site level details agreed under application EPF/3070/19, unless otherwise agreed in writing.
- 11 Prior to the first occupation of the development the vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The parking and turning areas shall be retained in perpetuity for their intended purpose.
- 12 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.
- 13 There shall be no discharge of surface water onto the Highway.
- 14 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 15 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed at the site. The installed cleaning facilities shall be used to clean vehicles wheels immediately before leaving the site.
- 16 The development shall be carried out only in accordance with the approved arboricultural method statement agreed under application EPF/3070/19 unless the Local Planning Authority gives its written consent to any variation.

- 17 The development shall be implemented in accordance with the agreed surface water drainage details agreed under reference EPF/3070/19.
- 18 Prior to first occupation of the development hereby approved, the proposed first floor window openings on the flank and rear marked as obscured on plan no: PL04 A shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.

CHAIRMAN