

EPPING FOREST DISTRICT COUNCIL AREA PLANNING SUB-COMMITTEE SOUTH MEETING MINUTES

Wednesday, 26 April 2023, 7.00 - 8.45 pm

Council Chamber, Civic Offices, High Street, Epping

Members Present:	Councillor K Williamson (Chairman) Councillors S Patel (Vice-Chairman), I Allgood, R Baldwin, R Brookes, S Heap, J Jogia, H Kauffman, A Lion, L Mead, S Murray, C Nweke, M Owen, Caroline Pond, C C Pond, K Rizvi and D Wixley
Apologies:	Councillors P Bhanot, E Gabbett, R Jennings, J Jennings, A Patel and D Sunger
Officers In Attendance:	Graham Courtney, Vivienne Messenger and Steven Mitchell
Officers In Attendance (Virtually):	Andrew Marx and Gary Woodhall

[A RECORDING OF THIS MEETING IS AVAILABLE FOR REPEATED VIEWING](#)

1 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.

2 DECLARATIONS OF INTEREST

- (a) Pursuant to the Council's Members' Code of Conduct, Councillor C C Pond declared a non-pecuniary interest in the following items of the agenda by virtue of being acquainted to people who lived nearby. The Councillor had determined that he would remain in the meeting for the consideration of the applications and voting thereon:
- EPF/2475/22 – 40 Church Lane, Loughton IG10 1PD
 - EPF/0377/23 – 5 Nafferton Rise, Loughton IG10 1UB
- (b) Pursuant to the Council's Members' Code of Conduct, Councillor H Kauffman declared a pecuniary interest in the following item of the agenda by virtue of living in an adjacent property. The Councillor had determined that he would leave the meeting for the consideration of the application and voting thereon:
- EPF/2475/22 – 40 Church Lane, Loughton IG10 1PD
- (c) Pursuant to the Council's Members' Code of Conduct, Councillor J Jogia declared a non-pecuniary interest in the following item of the agenda by virtue of knowing the sister of the applicant. The Councillor had determined that she would remain in the meeting for the consideration of the application and voting thereon:
- EPF/2933/22 – 35 Lower Park Road, Loughton IG10 4NB

- (d) Pursuant to the Council's Members' Code of Conduct, Councillor R Brookes declared a non-pecuniary interest in the following item of the agenda by virtue of living nearby at 3 Lower Park Road, but the applicant was not known to her and the application would not have a pecuniary value on her property. The Councillor had determined that she would remain in the meeting for the consideration of the application and voting thereon:
- EPF/2933/22 – 35 Lower Park Road, Loughton IG10 4NB
- (e) Pursuant to the Council's Members' Code of Conduct, Councillor K Williamson declared a non-pecuniary interest in the following item of the agenda by virtue of having received a letter of objection and had acknowledged its receipt. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:
- EPF/2475/22 – 40 Church Lane, Loughton IG10 1PD
- (f) Pursuant to the Council's Members' Code of Conduct, Councillor K Rizvi declared a non-pecuniary interest in the following item of the agenda by virtue of knowing the applicant who had registered to speak. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:
- EPF/0074/23 – 6 Lyndhurst Rise, Chigwell IG7 5BA

3 MINUTES

RESOLVED:

That the minutes of the Sub-Committee held on 29 March 2023 be taken as read and signed by the Chairman as a correct record.

4 ANY OTHER BUSINESS

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

5 EPPING FOREST DISTRICT COUNCIL PLANNING POLICY BRIEFING NOTE (OCTOBER 2021)

It was noted that the Epping Forest District Council Planning Policy Briefing note was no longer needed as the Local Plan had been adopted but was available to view at: <https://www.eppingforestdc.gov.uk/wp-content/uploads/2021/10/Planning-Policy-Briefing-Note-06-October-2021-accessible.pdf>

6 SITE VISITS

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

7 PLANNING APPLICATION - EPF/2475/22 - 40 CHURCH LANE, LOUGHTON IG10 1PD

The application was [refused](#).

8 PLANNING APPLICATION - EPF/2933/22 - 35 LOWER PARK ROAD, LOUGHTON IG10 4NB

The application was [approved with conditions](#).

9 PLANNING APPLICATION - EPF/0030/23 - 7 BROOK ROAD, LOUGHTON IG10 1BW

The application was [approved with conditions](#).

10 PLANNING APPLICATION - EPF/0074/23 - 6 LYNDHURST RISE, CHIGWELL IG7 5BA

The application was [approved with conditions](#).

11 PLANNING APPLICATION - EPF/0377/23 - 5 NAFFERTON RISE, LOUGHTON IG10 1UB

During the consideration of this application a site visit was proposed by Councillor C C Pond, which was seconded by Councillor J Jogia. As the vote was carried, this item was [deferred](#) to the next meeting.

CHAIRMAN