

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

Wednesday 2 August 2023, 7.00pm - 9.40pm

Council Chamber - Civic Offices

Members Present:	Councillors I Hadley (Chairman), H Brady (Vice-Chairman), C Amos, R Balcombe, N Bedford, P Bolton, L Burrows, P Keska, C McCann, C McCredie, J McIvor, R Morgan, L Paine, J Philip, R Sharif, B Vaz and H Whitbread
Apologies:	Councillor(s) J H Whitehouse and J M Whitehouse
Officers In Attendance:	N Richardson (Service Director (Planning Services)) and G Woodhall (Team Manager - Democratic & Electoral Services)
Officers In Attendance (Virtually):	G Courtney (Planning Applications and Appeals Manager (Development Management)), J Rogers (Principal Planning Officer), M Rahman (Planning Officer), I Ansell (Senior Planning Officer) and V Messenger (Democratic Services Officer)

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

11 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.

12 WELCOME AND INTRODUCTION

The Chairman welcomed everyone to the meeting and outlined the procedures and arrangements adopted by the Council to enable members of the public to address the Committee when determining applications for planning permission.

13 DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Members' Code of Conduct, Councillor L Paine declared a non-pecuniary interest in the following item of the agenda by virtue of being the Chairman of Sheering Parish Council. The Councillor had determined that she would remain in the meeting for the consideration of the application and voting thereon:

- (i) EPF/2408/22 – Land at Church Lane, Sheering.

(b) Pursuant to the Council's Members' Code of Conduct, Councillor C Amos declared a non-pecuniary interest in the following items of the agenda by virtue of being a member of the Planning Committee at Theydon Bois Parish Council. The Councillor had determined that he would decide on each application after having listened to the Planning Officer's presentation and each of the public speakers, and he would remain in the meeting for the consideration of the applications and voting thereon:

- (i) EPF/0034/23 – 28 Braeside, Piercing Hill, Theydon Bois.

(c) Pursuant to the Council's Members' Code of Conduct, Councillor C McCredie declared a non-pecuniary interest in the following items of the agenda by virtue of being a member of the Planning Committee at Epping Town Council. The Councillor had determined that she would decide on each application after having listened to the Planning Officer's presentation and each of the public speakers, and she would remain in the meeting for the consideration of the applications and voting thereon:

- (i) EPF/0597/23 – 4 Kendall Avenue, Epping; and
- (ii) EPF/0832/23 – Civic Offices, High Street, Epping.

(d) Pursuant to the Council's Members' Code of Conduct, Councillor J Philip declared a non-pecuniary interest in the following item of the agenda by virtue of being the Portfolio Holder with responsibility for Asset Management, which included the Civic Offices. The Councillor stated that he had taken no part in the discussions prior to the planning application being submitted, and he would remain in the meeting for the consideration of the application and voting thereon:

- (i) EPF/0832/23 – Civic Offices, High Street, Epping.

14 MINUTES

RESOLVED:

- (1) That the minutes of the meeting of the Sub-Committee held on 5 July 2023 be taken as read and signed by the Chairman as a correct record.

15 ANY OTHER BUSINESS

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

16 SITE VISITS

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

17 EPF/0034/23 - BRAESIDE 28 PIERCING HILL THEYDON BOIS CM16 7JW

This application was [refused permission](#).

18 EPF/1601/22 - THORNWOOD COMMON SERVICE STATION, HIGH ROAD, THORNWOOD COMMON, EPPING, CM16 6LX

The Sub-Committee agreed that the condition regarding the opening hours of the Greggs outlet be revised from 5.00am to 6.00am. The Sub-Committee also agreed that an extra condition should be added to the planning permission, such that a Litter Strategy be agreed with the Local Planning Authority prior to the opening of the Greggs outlet.

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

19 EPF/2408/22 - LAND AT CHURCH LANE SHEERING

This application was [refused](#).

20 EPF/2490/22 - THE ORCHARD, FINGRITH HALL LANE, HIGH ONGAR, ONGAR, CM4 0JP

Cllr R Balcombe, seconded by Cllr N Bedford, proposed that this application should be deferred for a site visit.

This application was deferred for a site visit.

21 EPF/2874/22 - 8 KIMPTON'S CLOSE, ONGAR, CM5 0BQ

The Sub-Committee agreed two additional conditions for this application:

(i) no internal alterations to be permitted to allow direct access between this and the adjoining dwelling; and

(ii) permitted development rights to be removed.

The Sub-Committee also requested that a note be added to the file for this site to reflect the Sub-Committee's wish that the house on this site was to remain as a separate dwelling.

This application was [approved with conditions, and subject to a Section 106 Legal Agreement](#).

22 EPF/0597/23 - 4 KENDAL AVENUE EPPING CM16 4PN

This application was [approved](#).

23 EPF/0832/23 323 CIVIC OFFICES, EPPING FOREST DISTRICT COUNCIL, HIGH STREET, EPPING, CM16 4BZ

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

24 EPF/1192/23 ESSEX HOUSE, 118 HIGH STREET, ONGAR, CM5 9EB

This application was [refused](#).

CHAIRMAN