

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

Wednesday 27 March 2024, 7.00 pm - 8.10 pm

## Council Chamber - Civic Offices

**Members Present:** Councillors K Rizvi (Chairman), R Baldwin (Vice-Chairman), I Allgood, P Bhanot, R Brookes, H Kauffman, A Lion, L Mead, L Morgan, S Murray, C Nweke, A Patel, C C Pond, K Williamson and D Wixley

**Apologies:** Councillor(s) R Jennings, J Jennings, J Jogia, M Owen, S Patel, Caroline Pond and D Sunger

**Officers In Attendance:** Sukhi Dhadwar (Senior Planning Officer), Louise Baker (Internal Communications Assistant) and Therese Larsen (Democratic Services Officer)

**Officers In Attendance (Virtually):** Laura Kirman (Democratic Services Officer) and James Rogers (Principal Planning Officer)

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

#### 89 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.

#### 90 DECLARATIONS OF INTEREST

a) Pursuant to the Council's Members' Code of Conduct, Councillor Murray declared a non-pecuniary interest in the following item of the agenda, by virtue of having been approached by the residents in the area as a Ward Councillor and having had in depth conversations and given advice. The Councillor had determined that he would leave the meeting for the consideration of the application and voting thereon:

- EPF – 2688 /23 - 6 Tewkesbury Close, Loughton, IG10 3NT

b) Pursuant to the Council's Members' Code of Conduct, Councillor Brookes declared a non-pecuniary interest in the following item of the agenda by virtue of having been in contact with both residents and the applicant. The Councillor had determined that she would remain in the meeting for the consideration of the application and voting thereon:

- EPF – 2688 /23 - 6 Tewkesbury Close, Loughton, IG10 3NT

c) Pursuant to the Council's Members' Code of Conduct, Councillor Allgood declared a non-pecuniary interest in the following item of the agenda by virtue of having been in contact with both residents and the applicant, and the main objectors' is known to him. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF – 2688 /23 - 6 Tewkesbury Close, Loughton, IG10 3NT

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

- EPF – 1770 /23 – 191 The Firs, High Road, Chigwell, IG7 5AS

## 91 MINUTES

### RESOLVED:

That the minutes of the Sub-Committee held on 28 February 2024 be taken as read and signed by the Chairman as a correct record.

## 92 ANY OTHER BUSINESS

It was noted that item 8 on the agenda EPF/1770/23 – 191 The Firs, Hight Road, Chigwell, IG7 5AS had been deferred for a site visit following the Chairmand Briefing prior to this meeting, and the application would not be discussed tonight. Any participants who had come for this application, were given the opportunity to leave the meeting as the Sub-Committee would not determine the application until a subsequent meeting.

## 93 SITE VISITS

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

## 94 EPF/1770/23 191, THE FIRS, HIGH ROAD, CHIGWELL, IG7 5AS

Decision – [Referred for a site visit.](#)

## 95 EPF/2089/23 23, MILLWELL CRESCENT, CHIGWELL, IG7 5HX

**Decision:** [Refused](#)

EPF/2089/23 23, MILLWELL CRESCENT, CHIGWELL, IG7 5HX

Members supported the concerns raised by neighbours and felt that the changes made were not sufficient to overcome the previous reason for refusal under reference EPF/1149/22 and dismissal at appeal. The proposal would require the installation of high obscure glazed screens to mitigate the harm created through overlooking. This would then have an adverse impact on outlook.

The proposal was therefore refused for the following reason:-

The proposal due to its height, size and position, would result in an unacceptable loss of privacy for the occupiers of 21 and 25 Millwell Crescent. The proposal is therefore contrary to the requirements of policies policy DM9 (l) of the Adopted Local Plan 2023.

**96 EPF/2688/23 6, TEWKESBURY CLOSE, LOUGHTON, IG10 3NT****Decision:** [Approved](#)

EPF/2688/23 6, TEWKESBURY CLOSE, LOUGHTON, IG10 3NT

Whilst members empathised with the concerns raised the objector, it was accepted that subject to a condition requiring that the site be kept natural through the planting of trees and biodiverse features, there was no planning reason for refusal. It was therefore approved with the following additional condition: -

Within 3 months of the date of this decision; details of treatment of all parts on the site shall be submitted to and approved in writing by the Local Planning Authority. The site shall be naturally landscaped strictly in accordance with the approved details in the first planting season after approval of details. Details shall include:

- a) a scaled plan showing vegetation to be retained and trees and plants to be planted:
- b) a schedule detailing sizes and numbers of all proposed trees/plants. The applicant is advised that all proposed planting should consist of native species. The landscape plan should include a timescale for its implementation, including a 10-year landscape maintenance period.
- c) sufficient specification to ensure successful establishment and survival of new planting.
- d) the grassed area of the site shall be left to grow. No area of the site shall be kept as a manicured lawn.
- e) details shall include bird boxes, hedgehog boxes and insect hotels.
- f) the watercourse on the site shall remain uncovered and free flowing.

There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority. Any new tree(s) that die(s), are/is removed, become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within 10 years of planting shall be replaced. Replacement planting shall be in accordance with the approved details.

Reason: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with policies SP6, DM1, DM3, DM5, DM9 and DM16 of the Adopted Local Plan (2023).

**CHAIRMAN**