



Epping Forest District Council

AREA PLANNING SUB-COMMITTEE SOUTH **Wednesday 7th August 2024**

You are invited to attend the next meeting of **Area Planning Sub-Committee South**, which will be held at:

Council Chamber, Civic Offices, High Street, Epping
on **Wednesday 7th August 2024 at 7.00 pm**

Georgina Blakemore
Chief Executive

Democratic Services Officer: T Larsen, Democratic Services Tel: (01992) 564243
Email: democraticservices@eppingforestdc.gov.uk

Members: Councillors A Lion (Chairman), C Nweke (Vice-Chairman), I Allgood, A Ardakani, R Baldwin, R Brookes, R Chahal Holden, B Cohen, E Gabbett, H Kauffman, W Kauffman, C McCann, L Mead, L Morgan, S Murray, M Owen, S Patel, C C Pond, S Rackham, K Rizvi, D Sunger, K Williamson and G Wiskin

This meeting will be broadcast live and recorded for repeated viewing.

1. WEBCASTING INTRODUCTION

This meeting is to be webcast and the Chairman will read the following announcement:

“I would like to remind everyone that this meeting will be filmed live or recorded, and uploaded to the internet and will be capable of repeated viewing.

Therefore, by participating in this meeting, you are consenting to being filmed and to the possible use of those images and sound recordings.

If any public speakers on MS Teams do not wish to have their image captured, they should ensure that their video setting throughout the meeting is turned off and set to audio only.

Members and public speakers are reminded to turn on their microphones before speaking and turn them off when they have finished.”

2. ADVICE TO PUBLIC AND SPEAKERS ATTENDING THE COUNCIL PLANNING SUB-COMMITTEES (Pages 5 - 6)

General advice to people attending the meeting is attached.

3. APOLOGIES FOR ABSENCE

To be announced at the meeting.

To report non-attendance before the meeting, please use the [Members Portal webpage](#) to ensure your query is properly logged.

Alternatively, you can access the Members portal from the front page of the [Council's website](#), at the bottom under 'Contact Us'.

4. DECLARATIONS OF INTEREST

To declare interests in any item on this agenda.

5. MINUTES (Pages 7 - 8)

To confirm the minutes of the last meeting of the Sub-Committee held on 10 July 2024.

6. ANY OTHER BUSINESS

Section 100B(4)(b) of the Local Government Act 1972, requires that the permission of the Chairman be obtained, after prior notice to the Chief Executive, before urgent business not specified in the agenda (including a supplementary agenda of which the statutory period of notice has been given) may be transacted.

7. SITE VISITS

To identify and agree requirements for formal site visits to be held with regard to any planning application listed in this agenda, prior to consideration of the application.

8. EPF/0549/24 - 34, BROAD OAKS, HIGH ROAD, CHIGWELL, IG7 6DW (Pages 9 - 15)

This application is before this Committee since the recommendation is for approval contrary to an objection from a Local Council and at least one non-councillor resident, on planning grounds material to the application (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council)).

A new entrance gate and walls, with a delivery hut and an administration office hut attached, and a separate small security hut situated midway between the new gates and the main house. To serve the new dwelling house granted planning permission, Ref EPF/2719/21 on 02/12/2022.

9. EPF/0898/24 - LAND BETWEEN 25 AND 32 WESTBURY LANE, WESTBURY LANE, BUCKHURST HILL, IG9 5NF (Pages 16 - 28)

To consider the application for: Demolition of existing vacant outbuildings and the erection of five houses with associated access, parking and amenity space.

10. EPF/0921/24 - 14, TYCEHURST HILL, LOUGHTON, IG10 1BU (Pages 29 - 33)

To consider the attached report for Retention of dwelling as substantially reconstructed and extended.

11. EPF/1014/24 - 69, CHURCH HILL, LOUGHTON, IG10 1QP (Pages 34 - 49)

To consider the report for 4 new 3 bedroom houses in total, in a terrace configuration.

12. EPF/183/24 - FOUR SEASONS, 6 GARDEN WAY, LOUGHTON, IG10 2SF (Pages 50 - 55)

This application is before this Committee since the recommendation is for approval contrary to an objection from a Local Council and at least one non-councillor resident, on planning grounds material to the application (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council).

One and a half storey rear extension. Raising of existing roof with the additional of rear dormer. New pitched roof to front. Render and cladding external of property.

13. EPF/2756/23 - 35, WELLFIELDS, LOUGHTON, IG10 1PA (Pages 56 - 62)

To consider the report for TPO/EPF/26/01 (Ref: T1) T3: Oak - Fell and replace, as specified.

14. EXCLUSION OF PUBLIC AND PRESS

Exclusion: To consider whether, under Section 100(A)(4) of the Local Government Act 1972, the public and press should be excluded from the meeting for the items of business set out below on grounds that they will involve the likely disclosure of exempt information as defined in the following paragraph(s) of Part 1 of Schedule 12A of the Act (as amended) or are confidential under Section 100(A)(2):

Agenda Item No	Subject	Exempt Information Paragraph Number
Nil	Nil	Nil

The Local Government (Access to Information) (Variation) Order 2006, which came into effect on 1 March 2006, requires the Council to consider whether maintaining the exemption listed above outweighs the potential public interest in disclosing the information. Any member who considers that this test should be applied to any currently exempted matter on this agenda should contact the proper officer at least 24 hours prior to the meeting.

Background Papers: Article 17 - Access to Information, Procedure Rules of the Constitution define background papers as being documents relating to the subject matter of the report which in the Proper Officer's opinion:

- (a) disclose any facts or matters on which the report or an important part of the report is based; and

- (b) have been relied on to a material extent in preparing the report and does not include published works or those which disclose exempt or confidential information and in respect of executive reports, the advice of any political advisor.

The Council will make available for public inspection for four years after the date of the meeting one copy of each of the documents on the list of background papers.