

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

Wednesday 18 September 2024, 7.00 pm - 8.35 pm

## Council Chamber - Civic Offices

**Members Present:** Councillors R Morgan (Chairman), M Dadd (Vice-Chairman), E Barnard, N Bedford, T Bromwich, T Cornish, S Jones, J H Whitehouse and J M Whitehouse

**Apologies:** Councillor(s) C Amos, R Balcombe, L Burrows, I Hadley, P Keska and J McIvor

**Officers In Attendance:** Therese Larsen (Democratic Services Officer), Sukhi Dhadwar (Senior Planning Officer) and Steven Mitchell (PR Website Editor)

**Officers In Attendance Virtually:** Vivienne Messenger (Democratic Services Officer)

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

#### 24 WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements adopted by the Council to enable persons to address the Sub-Committee, in relation to the determination of applications for planning permission. The Sub-Committee noted the advice provided for the public and speakers in attendance at Council Planning Sub-Committee meetings.

#### 25 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. The Sub-Committee noted the Council's Protocol for Webcasting of Council and Other Meetings.

#### 26 DECLARATIONS OF INTEREST

- a) Pursuant to the Council's Members' Code of Conduct, Councillor Bedford declared a non-pecuniary interest in the following item of the agenda by virtue of having previously visited a GS8 site. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:
  - EPF/0007/24 - Tudor House, High Road, Thornwood, Epping, CM16 6LT
- b) Pursuant to the Council's Members' Code of Conduct, Councillor Janet Whitehouse declared a personal interest in the following item of the agenda by virtue of knowing the applicant. The Councillor had determined that s/he would leave the meeting for the consideration of the application and voting thereon:
  - EPF/0007/24 - Tudor House, High Road, Thornwood, Epping, CM16 6LT

- c) Pursuant to the Council's Members' Code of Conduct, Councillor Bromwich declared a non-pecuniary interest in the following item of the agenda by virtue of having previously visited a GS8 site. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:
- EPF/0007/24 - Tudor House, High Road, Thornwood, Epping, CM16 6LT
- d) Pursuant to the Council's Members' Code of Conduct, Councillor C Whitbread declared a non-pecuniary interest in the following item of the agenda by virtue of having previously visited a GS8 site. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:
- EPF/0007/24 - Tudor House, High Road, Thornwood, Epping, CM16 6LT
- e) Pursuant to the Council's Members' Code of Conduct, Councillor H Whitbread declared a non-pecuniary interest in the following item of the agenda by virtue of having had discussions with the GS8 developer about their developments. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:
- EPF/0007/24 - Tudor House, High Road, Thornwood, Epping, CM16 6LT

## 27 MINUTES

### RESOLVED:

That the minutes of the Sub-Committee held on 24<sup>th</sup> July 2024 be taken as read and signed by the Chairman as a correct record.

## 28 ANY OTHER BUSINESS

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

## 29 SITE VISITS

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

## 30 PLANNING APPLICATION - [EPF/0007/24 - TUDOR HOUSE, HIGH ROAD, THORNWOOD, EPPING, CM16 6LT](#)

Members of the Committee received a presentation from the Planning Officer as well as representations from Parish Councillor De Luca and the applicant's agent.

The Committee discussed the planning merits of the application.

### RESOLVED:

Members voted to **approve** the application subject to conditions and S106 agreement.

After the webcast of the meeting was reviewed by the Council's Legal Consultant, it was found that the resolution made, lacked clarity and therefore Officers and Members agreed that the application should be presented to Members again in order to clarify the exact resolution made.

The application was for this reason included within the agenda of the Planning Committee held on 13 November 2024.

**31 PLANNING APPLICATION - [EPF/0641/24 - THE TOP OAK PUBLIC HOUSE, OAK HILL ROAD, STAPLEFORD ABBOTTS, ROMFORD, RM4 1JL](#)**

Members of the Committee received a presentation from the Planning Officer and the applicant's agent.

The Committee discussed the planning merits of the application.

A site visit was proposed and seconded.

**RESOLVED:**

The Planning Officer will arrange for a site visit, and the application will come back to a later meeting to be decided.

**CHAIRMAN**