

EPPING FOREST DISTRICT COUNCIL PLANNING COMMITTEE A MEETING MINUTES

Wednesday 15 January 2025, 7.00 pm - 8.53 pm

Council Chamber - Civic Offices

Members Present: Councillors S Heather (Chairman), A Lion (Vice-Chairman), R Bassett, T Bromwich, B Cohen, L Mead, T Matthews, R Morgan and R Sharif

Officers In Attendance: Marie-Claire Tovey (Planning Officer), Yee Cheung (Senior Planning Officer), Natalie Cole (Corporate Communications Officer) and Therese Larsen (Democratic Services Officer)

Officers In Attendance (Virtually): Kelly Sweeney (Senior Planning Officer) and Gary Woodhall (Team Manager - Democratic & Electoral Services)

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

7 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.

8 SUBSTITUTE MEMBERS

The following substitutions were noted:

- Councillor Mead had been appointed for Councillor Kauffman.

9 DECLARATIONS OF INTEREST

a) Pursuant to the Council's Members' Code of Conduct, Councillor Mead declared a non-pecuniary interest in the following item of the agenda as daughter was a student at the school that used to exist at the application site.

- EPF/0898/24 Land between 25 and 32 Westbury Lane, Westbury Lane, Buckhurst Hill, IG9 5NF

b) Planning Officer M Tovey declared a non-pecuniary interest in the following item of the agenda by virtue of the objector being a family friend.

- EPF/1427/24 Land to the South of Station Way, Buckhurst Hill, IG9 6LN

10 MINUTES

RESOLVED:

That the minutes of Plans A held on the 13 November 2024 be taken as read and signed by the Chairman as a correct record.

11 PLANNING APPLICATION EPF/0657/24 - 1 THE DRUMMONDS EPPING CM16 4PJ

The Committee received a presentation from the Planning Officer, and statements from an objector, the Applicant and a ward Councillor.

The Committee discussed the planning merits of the application.

RESOLVED:

The application was [approved](#) as per the Officer recommendation subject to a condition seeking landscaping and screening between the site and No. 17 Hartland Road (The Oaks) and a condition ensuring that the first-floor bathroom window facing The Oaks is obscure glazed and fixed shut in perpetuity. Furthermore, it was resolved that the first-floor bedroom window facing The Oaks be removed from the plans.

12 PLANNING APPLICATION EPF/0898/24 - LAND BETWEEN 25 AND 32 WESTBURY LANE, WESTBURY LANE, BUCKHURST HILL, IG9 5NF

This planning application was previously deferred at the Area Planning Sub-Committee South on 7 August 2024 as Members had requested additional information to be submitted to support the case.

Additional information included a daylight / sunlight assessment, plans to show rear massing of proposed development, and drawings to show the development and its relationship with existing properties in the street scene.

The Committee received a presentation from the Planning Officer, and statements from an objector, the Town Council, the Applicant and a ward Councillor.

The Committee discussed the planning merits of the application.

RESOLVED:

The application was [approved](#) as per the Officer recommendation subject to planning conditions and the completion of a s106 legal agreement.

13 PLANNING APPLICATION EPF/1427/24 - LAND TO THE SOUTH OF STATION WAY, BUCKHURST HILL, IG9 6LN

The Committee received a presentation from the Planning Officer, and statements from an objector, the Town Council and a ward Councillor.

The Committee discussed the planning merits of the application.

RESOLVED:

The Committee voted to [defer](#) the planning application until further details including detailed plans showing the position of the charging point, arrangement of the parking bays, and barriers to protect the electric vehicle charging point could be included.