

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

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| Committee: | Planning Committee B | Date: | Wednesday 23 October 2024 |
| Place: | Council Chamber - Civic Offices | Time: | 7.00 - 9.45 pm |
| Members Present: | Councillors I Allgood, C Amos, A Ardakani, M Dadd, S Jones, W Kauffman, J Lea, T Matthews, M Morris and K Williamson | | |
| Other Councillors: | Councillors R Balcombe, N Bedford, P Keska, C Whitbread and J M Whitehouse | | |
| Apologies: | D Stocker | | |
| Officers Present: | N Cole (Corporate Communications Officer), L Kirman (Democratic Services Officer), M Picking (Democracy & Elections Apprentice) and M-C Tovey (Planning Officer) | | |
| Officers Present (Virtually): | S Dhadwar (Senior Planning Officer), V Messenger (Democratic Services Officer) and M Rahman (Planning Officer) | | |

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

1. 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.

2. SUBSTITUTE MEMBERS

The following substitutions were noted:

- Councillor Matthews had been appointed for Councillor Stocker, and
- Councillor Allgood had been appointed for Councillor Kauffman on Item 8, EPF/0641/24 - THE TOP OAK PUBLIC HOUSE, OAK HILL ROAD, STAPLEFORD ABBOTTS, ROMFORD, RM4 1JL.

3. DECLARATIONS OF INTEREST

- a) Pursuant to the Council's Members' Code of Conduct, Councillor Kauffman declared a personal interest in the following item of the agenda by virtue of knowing the agent of the application.
 - EPF/0641/24 - THE TOP OAK PUBLIC HOUSE, OAK HILL ROAD, STAPLEFORD ABBOTTS, ROMFORD, RM4 1JL

4. MINUTES

It was noted that Councillor Williamson was present at Sub-Committee South and Councillor Lea was present at Sub-Committee West.

RESOLVED:

That the minutes of the Sub-Committee South held on 7 August 2024 be taken as read and signed by the Chairman as a correct record.

RESOLVED:

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

5. EPF/0691/24 - FIR TREES, TIDYS LANE, EPPING, CM16 6SJ

Due to public interest, the Committee agreed to hear this item earlier on the agenda as published.

Members of the Committee received a presentation from the Planning Officer and representations from an objector, the Parish Council, in addition to Councillor C Whitbread and Ward Councillor Jon Whitehouse. The Committee discussed the planning merits of the application. The Committee voted against the officer recommendation to approve the application. Reasons for refusal of the application were proposed, seconded, and voted for by The Committee.

The justification submitted in the application is insufficient to outweigh the loss of the tree due to its significant visual and other amenity value. Its removal would be detrimental to the local landscape setting and heritage. The loss of the tree is therefore contrary to Green and Blue Infrastructure Policy DM5 of the Epping Forest District Local Plan 2011-2023(2023).

RESOLVED:

The Committee voted to [REFUSE](#) the application.

6. EPF/1773/23 - 37-41 TOWNMEAD ROAD, WALTHAM ABBEY, EN9 1RP

Members of the Committee received a presentation from the Planning Officer and representation from the Agent of the applicant. The Committee discussed the planning merits of the application. The Committee voted for the officer recommendation.

Resolved:

The Committee voted to [APPROVE](#) the application (Subject to s106 Legal Agreement).

7. EPF/0641/24 - THE TOP OAK PUBLIC HOUSE, OAK HILL ROAD, STAPLEFORD ABBOTTS, ROMFORD, RM4 1JL

The Chairman, Councillor Jones announced that Ward Councillor Amos and herself and could not determine this application and that no substitutes had been nominated.

The Chairman announced that Ward Councillor Kauffman could not determine this application but substitutes Councillor Allgood had been nominated.

Councillor Williamson was proposed, seconded and agreed as Chairman for the item and Councillor Ardakani was proposed, seconded and agreed as Vice Chairman.

Members of the Committee received a presentation from the Planning Officer and representations from the Parish Council and applicant, in addition to Ward councillors Jones and Amos. The Committee discussed the planning merits of the application. The Committee voted for the officer recommendation.

Resolved:

The Committee voted to [APPROVE](#) the application (Subject to s106 Legal Agreement).

8. EPF/0921/24 - 14 TYCEHURST HILL LOUGHTON IG10 1BU

Members of the Committee received a presentation from the Planning Officer and representation from the applicant. The Committee discussed the planning merits of the application. The Committee voted for the officer recommendation.

RESOLVED:

The Committee voted to [APPROVE](#) the application with conditions.

9. EPF/1266/24 - THE HEDGES, HARLOW ROAD, ROYDON, HARLOW, CM19 5HE

Members of the Committee received a presentation from the Planning Officer and representation from the applicant, in addition to Ward Councillor C Whitbread. The Committee discussed the planning merits of the application. The Committee voted for the officer recommendation.

RESOLVED:

The Committee voted to [APPROVE](#) the application (Subject to s106 Legal Agreement).

10. EPF/1303/24 - LAND ADJ 167, THE DALE, WALTHAM ABBEY, EN9 1UB

Members of the Committee received a presentation from the Planning Officer and representation from the applicant, in addition to Ward Councillor Matthews. The Committee discussed the planning merits of the application. The Committee voted for the officer recommendation.

RESOLVED:

The Committee voted to [APPROVE](#) the application (Subject to s106 Legal Agreement).

CHAIRMAN