

**EPPING FOREST DISTRICT COUNCIL
AREA PLANNING SUB-COMMITTEE WEST MEETING MINUTES**

Wednesday, 12 April 2023, 7.00 - 7.48 pm

Council Chamber, Civic Offices, High Street, Epping

Members Present: Councillor S Heather (Chairman)
Councillors D Stocker (Vice-Chairman), R Bassett, H Kane, S Kane, J Leppert, J Lucas, T Matthews, J Parsons, M Sartin and S Yerrell

Members Present (Virtually): Councillors

Apologies: Councillor(s) N Avey, J Lea and R Pugsley

Officers In Attendance: Adrian Hendry, Rebecca Moreton and James Rogers

Officers In Attendance (Virtually): Graham Courtney

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

59 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.

60 WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements agreed by the Council, to enable persons to address the Sub-Committee in relation to the determination of applications for planning permission.

61 DECLARATIONS OF INTEREST

Pursuant to the Council's Members' Code of Conduct, Councillors Sartin and Heather declared a non-pecuniary interest in the following item of the agenda by virtue of being members of the Lea Valley Regional Park Authority. The Councillors had determined that they would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2587/22 – Sedge Gate Nursery, Sedge Green, Nazeing.

62 MINUTES

RESOLVED:

That the minutes of the Sub-Committee held on 08th February 2023 be taken as read and signed by the Chairman as a correct record.

63 ANY OTHER BUSINESS

It was reported that there was no urgent business for consideration at the meeting.

64 EPPING FOREST DISTRICT COUNCIL PLANNING POLICY BRIEFING NOTE (OCTOBER 2021)

It was noted that the Epping Forest District Council Planning Policy Briefing note was available at:

<https://www.eppingforestdc.gov.uk/wp-content/uploads/2021/10/Planning-Policy-Briefing-Note-06-October-2021-accessible.pdf>

65 SITE VISITS

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

66 PLANNING APPLICATION - EPF/3282/21 38 HONEY LANE, WALTHAM ABBEY EN9 3BS

RESOLVED:

[Approved with conditions, subject to S106 agreement \(as recommended\).](#)

67 PLANNING APPLICATION - EPF/2587/22 SEDGE GATE NURSERY, SEDGE GREEN, NAZEING, WALTHAM ABBEY EN9 2PA

RESOLVED:

Members determined to [refuse consent as per the officer recommendation.](#) However, this matter will be referred to DDMC for a final decision.

CHAIRMAN