

**EPPING FOREST DISTRICT COUNCIL  
DISTRICT DEVELOPMENT MANAGEMENT COMMITTEE MEETING  
MINUTES**

**Wednesday 28 June 2023, 7.00 pm - 9.00 pm**

**Council Chamber - Civic Offices**

<b>Members Present:</b>	Councillors P Keska (Chairman), T Matthews (Vice-Chairman), C Amos, R Baldwin, I Hadley, S Heap, S Heather, H Kane, H Kauffman, R Morgan, C C Pond, K Williamson, J M Whitehouse and S Kane
<b>Apologies:</b>	Councillor(s) H Brady and K Rizvi
<b>Officers In Attendance:</b>	A Marx (Development Manager Service Manager (Planning)) and G Woodhall (Team Manager - Democratic & Electoral Services)
<b>Officers In Attendance (Virtually):</b>	I Ansell (Senior Planning Officer), N Finney (Interim Implementation Team Manager) and V Messenger (Democratic Services Officer)

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

**1 WEBCASTING INTRODUCTION**

On behalf of the Chairman, the Team Manager for Democratic & Electoral Services reminded everyone present that the meeting would be broadcast live to the internet and would be capable of repeated viewing, which could infringe their human and data protection rights.

**2 ADVICE FOR PUBLIC & SPEAKERS AT PLANNING COMMITTEES**

The Chairman welcomed everyone to the meeting and outlined the procedures and arrangements adopted by the Council to enable members of the public to address the Committee when determining applications for planning permission.

**3 SUBSTITUTE MEMBERS**

The Committee was advised that the following substitute had been appointed for the meeting:

- (a) Cllr S Kane for Cllr K Rizvi.

**4 DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Member Code of Conduct, Councillor S Heather declared a personal interest in the following items of the agenda by virtue of being a member of the Lee Valley Regional Park Authority. The Councillor had determined that his interest was not prejudicial and indicated that he would remain in the meeting for the consideration of the application and voting thereon:

- (i) EPF/1974/22 – Land adjacent to Harlow Road, Roydon; and
- (ii) EPF/2587/22 – Sedge Gate Nursery, Sedge Green, Nazeing.

(b) Pursuant to the Council's Member Code of Conduct, Councillor H Kauffman declared a personal interest in the following item of the agenda by virtue of being a non-executive

member of the Qualis Board. The Councillor had determined that his interest was not prejudicial and indicated that he would remain in the meeting for the consideration of the application and voting thereon:

- (i) EPF/0540/23 – Cottis Lane Car Park, Cottis Lane, Epping.

**5 MINUTES**

The Committee noted that the minutes of the last meeting held on 19 April 2023 were not yet available and would be confirmed at the next meeting of the Committee.

**6 SITE VISITS**

There were no formal site visits requested by the Committee.

**7 EPF/1974/22 - LAND ADJACENT TO HARLOW ROAD ROYDON**

The application was [refused](#).

**8 EPF/2587/22 - SEDGE GATE NURSERY, SEDGE GREEN, NAZEING, EN9 2PA**

The application was [approved with conditions](#).

**9 EPF/2702/22 - LAND NORTH OF SHONKS MILL BRIDGE, SHONKS MILL, STAPLEFORD TAWNEY**

The application was [approved with conditions](#).

**10 EPF/0540/23 - COTTIS LANE CAR PARK, COTTIS LANE, EPPING, CM16 5LL**

The application was [approved with conditions, and subject to a Section 106 Legal Agreement](#).

**11 ANY OTHER BUSINESS**

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

**12 EXCLUSION OF PUBLIC AND PRESS**

The Committee noted that there was no business which necessitated the exclusion of the public and press from the meeting.

**CHAIRMAN**