

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

Wednesday 10 April 2024, 7.00 pm - 7.45 pm

## Council Chamber - Civic Offices

<b>Members Present:</b>	Councillors I Hadley (Chairman), H Brady (Vice-Chairman), C Amos, R Balcombe, N Bedford, P Bolton, L Burrows, P Keska, C McCann, J McIvor, L Paine, J Philip, R Sharif, B Vaz, H Whitbread, J H Whitehouse and J M Whitehouse
<b>Apologies:</b>	Councillors C McCredie and R Morgan
<b>Officers In Attendance:</b>	G Courtney (Service Manager (Planning Development)), V Messenger (Democratic Services Officer) and S Mitchell (PR Website Editor)
<b>Officers In Attendance (Virtually):</b>	T Larsen (Democratic Services Officer) and G Woodhall (Team Manager - Democratic & Electoral Services)

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

#### 72 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.

#### 73 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.

#### 74 DECLARATIONS OF INTEREST

- a) Pursuant to the Council's Members' Code of Conduct, Councillor L Paine declared a non-pecuniary and personal interest in the following item of the agenda by virtue of being the Sheering Parish Council Chairman. The Councillor had determined that she would leave the meeting for the consideration of the application and voting thereon:
  - EPF/0303/24/DOV – The Railway Hotel (now Rosina Court), Station Road, Sheering, Essex CM21 9LD

#### 75 MINUTES

Councillor J Philip reported that the Minutes of 13 March 2024 (Minute no 65) did not include his or Councillor H Whitbread's Declarations of Interest, and requested the following amendments be included, to read:

- a) Pursuant to the Council's Members' Code of Conduct, Councillor J Philip declared a non-pecuniary and personal interest in the following item of the agenda by virtue of

knowing the applicant. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0022/23 - 34, Crows Road, Epping, CM16 5DE

b) Pursuant to the Council's Members' Code of Conduct, Councillor H Whitbread declared a non-pecuniary and non-prejudicial interest in the following item of the agenda. The Councillor had determined that she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0022/23 - 34, Crows Road, Epping, CM16 5DE

Councillor H Brady brought to the attention of the Service Manager (Planning Services), G Courtney, that application EPF/2578/22 referred to Homes Farm, Mount Road, Theydon Garnon, Epping CM16 7PH (Minute no 71) but in fact the name of the farm was "Hornes" Farm.

#### **RESOLVED:**

That the minutes of the Sub-Committee held on 13 March 2024 . subject to the amendments above, be taken as read and signed by the Chairman as a correct record.

#### **76 ANY OTHER BUSINESS**

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

#### **77 SITE VISITS**

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

#### **78 EPF/0303/24/DOV - THE RAILWAY HOTEL (NOW ROSINA COURT), STATION ROAD, SHEERING, ESSEX CM21 9LD**

Members discussed the planning merits of the proposed deed of variation, including the suggested amendment from the applicant and that put forward by the Planning officer.

Members determined to amend the existing legal agreement to read as follows (subject to confirmation from the Council's Solicitors):

*"Community Contribution" means the sum of fifty thousand pounds (£50,000.00) as a contribution to be spent by the Parish Council towards community projects for the benefit of the community of Lower Sheering."*

However, Members required this caveated as follows:

- (1) That the Parish Council explored other options to provide community space in Lower Sheering, including:
  - Seeking to partially change the use of a residential property.
  - Financial contributions from the nearby HGGT site (East of Harlow).
  - Financial contributions from allocation site LSHR.R1.
  - Approaching the Public Works Loan Board.
  - Seeking contributions from the Stansted Airport Trust
  - Ensuring that the community facility was included in the Councils IDP.

- (2) That the money must be allocated within 3 years from the date of the agreement for the provision of a community facility in Lower Sheering, otherwise the decision must be reported back to the relevant Planning Committee to determine alternative options for the use of the contribution.

Decision: the application for the Deed of Variation was [approved](#).

**CHAIRMAN**