

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

Wednesday 5 June 2024, 7.00 pm - 9.45 pm

Council Chamber, Civic Offices, High Street, Epping

Members Present: Councillors S Heather (Chairman), D Stocker (Vice-Chairman), R Bassett, J Lea, J Lucas, M Markham, Morris, R Pugsley, R Sharif, C Whitbread, H Whitbread and S Yerrell.

Apologies: Councillors T Matthews and J Parsons

Officers In Attendance: L Kirman (Democratic Services Officer), S Mitchell (PR Website Editor) and M Rahman (Planning Officer)

Officers In Attendance (Virtually): F Caillat (Senior Conservation Officer), V Messenger (Democratic Services Officer) and S Dhadwar (Senior Planning Officer)

[A RECORDING OF THE 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. The Sub-Committee noted the Council's Protocol for Webcasting of Council and Other Meetings.

2 DECLARATIONS OF INTEREST

- a) Pursuant to the Council's Members' Code of Conduct, Councillor H Whitbread declared a non-pecuniary interest in the following item of the agenda by virtue of being known to the applicant.
 - EPF/0158/24 CURRANCE HOUSE, UPLAND ROAD, EPPING UPLAND, EPPING, CM16 6NN
- b) Pursuant to the Council's Members' Code of Conduct, Councillor C Whitbread declared a non-pecuniary interest in the following item of the agenda by virtue of being known to the applicant.
 - EPF/0158/24 CURRANCE HOUSE, UPLAND ROAD, EPPING UPLAND, EPPING, CM16 6NN
- c) Pursuant to the Council's Members' Code of Conduct, Councillor J Lucas declared a non-pecuniary interest in the following item of the agenda by virtue of living in the vicinity of the proposal.
 - EPF/0498/24196 CROOKED MILE WALTHAM ABBEY EN9 2ES

3 MINUTES

RESOLVED:

That the minutes of the Sub-Committee held on 21 February 2024 be taken as read and signed by the Chairman as a correct record.

4 ANY OTHER BUSINESS

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

5 SITE VISITS

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

6 EPF/0748/23 - 122 HIGH STREET ROYDON CM19 5EF

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 against the officer recommendation to refuse the application. Reasons for approval of the application were proposed, seconded, and voted for by The Committee.

The Planning Officer declared that this would be contrary to Policy and advised the Committee that this would need to be submitted to DDMC.

Resolved:

The [application was referred to the District Development Management Committee](#), with a recommendation by the Committee to approve the application.

7 EPF/0749/23 122 HIGH STREET ROYDON CM19 5EF

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 against the officer recommendation to refuse the application. Reasons for approval of the application were proposed, seconded, and voted for by The Committee.

The Planning Officer declared that this would be contrary to Policy and advised the Committee that this would need to be submitted to DDMC.

Resolved:

The [application was referred to the District Development Management Committee](#), with a recommendation by the Committee to approve the application.

8 EPF/0158/24 CURRANCE HOUSE, UPLAND ROAD, EPPING UPLAND, EPPING, CM16 6NN

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 against the officer recommendation to refuse the application. Reasons for approval of the application were proposed, seconded, and voted for by the Committee. Specific conditions were delegated to the officer.

Resolved:

The Committee [approved the application](#).

9 EPF/0498/24 196 CROOKED MILE WALTHAM ABBEY EN9 2ES

Members of the Committee received a presentation from the Planning Officer and representation from the applicant's agent. The Committee discussed the planning merits of the application.

The Committee proposed, seconded, and voted for a site visit.

Resolved:

The Committee [deferred the application to](#) a future meeting, pending a site visit.

10 EPF/0390/24 PLOUGH GREEN, EPPING ROAD, ROYDON, HARLOW, CM19 5HW

Members of the Committee received a presentation from the Planning Officer and representation from the applicant's agent. The Committee discussed the planning merits of the application.

Resolved:

The Committee voted to [approve the application with an additional informative](#) as below.

The applicant is advised that as result of this permission, there are no permitted development rights to extend or alter this property. Furthermore, the intensification of the site for additional care use (including increasing the number of cared for children living in the home to more than two at any one time) is beyond the scope of this application and is unlikely to be supported by the Council should an application be submitted. This is in order to protect the character and amenity of the area.

11 EPF/0895/22 KINGSMEAD EPPING ROAD ROYDON HARLOW CM19 5HU

Members of the Committee received a presentation from the Planning Office. The Committee discussed the planning merits of the application.

The Committee proposed, seconded, and voted for a deferral of the application to allow further detail and explanation of the viability assessment to be provided.

Resolved:

The Committee voted to defer the application to a future meeting of the Committee.

12 EPF/0751/23 MIDDLEBROOK FARM , HOE LANE , NAZEING , ESSEX , EN9 2RJ

Members of the Committee received a presentation from the Planning Officer and representation from an objector and the applicant. The Committee discussed the planning merits of the application.

The Committee proposed, seconded, and voted for deferral of the application, pending additional information relating to highways safety and vehicle movements to and from the sites.

Resolved:

The Committee voted to defer the application to a future meeting of the Committee.

13 EPF/0752/23 WILLOWBROOK, GREEN LANE , NAZEING , ESSEX, EN10 6RS

Members of the Committee received a presentation from the Planning Officer and representation from an objector and the applicant. The Committee discussed the planning merits of the application.

The Committee proposed, seconded, and voted for deferral of the application, pending additional information relating to highways safety and vehicle movements to and from the sites.

Resolved:

The Committee voted to defer the application to a future meeting of the Committee.

CHAIRMAN