

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

Wednesday 26 June 2024, 7.00 pm - 8.23 pm

Council Chamber - Civic Offices

Members Present:	Councillors R Morgan (Chairman), M Dadd (Vice-Chairman), C Amos, R Balcombe, N Bedford, T Bromwich, L Burrows, T Cornish, S Jones, P Keska, J McIvor and J M Whitehouse
Apologies:	Councillor(s) E Barnard, I Hadley and J H Whitehouse
Officers In Attendance:	J Rodgers (Principal Planning Officer), T Larsen (Democratic Services) and S Mitchell (Webcasting)

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

8 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.

9 DECLARATIONS OF INTEREST

- a) Pursuant to the Council's Members' Code of Conduct, Councillor Amos declared a non-pecuniary interest in the following item of the agenda – EPF/0462/24 40 Woburn Avenue, CM16 7JS - by virtue of living in Woburn Avenue. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon.

10 MINUTES

RESOLVED:

That the minutes of the Sub-Committee held on 29th May 2024 be taken as read and signed by the Chairman as a correct record.

11 ANY OTHER BUSINESS

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

12 SITE VISITS

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

13 [EPF/2578/22 HOMES FARM MOUNT ROAD THEYDON GARNON CM16 7PH](#)

Members of the Committee received a presentation from the Planning Officer, representations from Theydon Mount Parish Council as well as representation from the applicants agent. The Committee discussed the merits of the application.

Resolved:

The Committee voted to approve the application as per officer recommendation.

14 [EPF/2406/23 TAW LODGE FARM EPPING LANE STAPLEFROD TAWNEY RM4 1ST](#)

Members of the Committee received a presentation from the Planning Officer, representations from an objector, from Theydon Mount Parish Council as well as representation from the applicant.

The Committee discussed the merits of the application.

Resolved:

The Committee voted to approve the application as per officer recommendation.

15 [EPF/0462/24 40 WOBURN AVENUE THEYDON BOIS CM16 7JS](#)

Members of the Committee received a presentation from the Planning Officer, representations from an objector, and from Theydon Bois Parish Council.

The Committee discussed the merits of the application.

Resolved:

The Committee voted against the officers recommendations to approve the application, for the following reasons:

The proposed single storey side and rear extension by reason of excessive scale, bulk and proximity to the boundaries with no. 38 and no. 42 Woburn Avenue would have a visually obtrusive and overbearing impact comprising an unneighbourly form of overdevelopment resulting in loss of light and outlook causing harm to the amenity of adjoining occupants. The development is therefore contrary to Policy DM9 of the adopted Local Plan 2023, and the NPPF 2023.

CHAIRMAN