

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

Wednesday 7 August 2024, 7.00 pm - 9.08 pm

Council Chamber, Civic Offices, High Street, Epping

Members Present:	Councillors C Nweke (Chairman), K Williamson (Vice-Chairman), I Allgood, A Ardakani, R Brookes, R Chahal Holden, B Cohen, H Kauffman, C McCann, L Mead, L Morgan, S Murray, M Owen, S Patel, S Rackham, K Rizvi, D Sunger and G Wiskin
Members Present (Virtually):	Councillors E Gabbett
Apologies:	Councillor(s) R Baldwin, W Kauffman, A Lion and C C Pond
Officers In Attendance:	Therese Larsen (Democratic Services Officer), James Rogers (Principal Planning Officer), Robin Hellier (Tree and Landscape Officer) and Louise Baker (Internal Communications Assistant)
Officers In Attendance (Virtually):	Laura Kirman (Democratic Services Officer) and Muhammad Rahman (Planning Officer)

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

20 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.

Cllr Nweke proposed that Cllr Williams be Vice Chair for the meeting.

Resolved – Agreed

21 DECLARATIONS OF INTEREST

- a) Pursuant to the Council's Members' Code of Conduct, Councillor Mead declared a non-pecuniary interest in the following item of the agenda by virtue of daughter being a past student of Brayside Junior school. The Councillor had determined that she would remain in the meeting for the consideration of the application and voting thereon:
- EPF/0898/24 - LAND BETWEEN 25 AND 32 WESTBURY LANE, WESTBURY LANE, BUCKHURST HILL, IG9 5NF
- b) Pursuant to the Council's Members' Code of Conduct, Councillor Wiskin declared a non-pecuniary interest in the following item of the agenda by virtue of sitting on Loughton Town Council. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:
- EPF/0921/24 - 14, TYCEHURST HILL, LOUGHTON, IG10 1BU

- c) Pursuant to the Council's Members' Code of Conduct, Councillor Rizvi declared a non-pecuniary interest in the following item of the agenda by virtue one of the speakers being known to him through sitting on Chigwell Parish Council. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:
- EPF/0549/24 - 34, BROAD OAKS, HIGH ROAD, CHIGWELL, IG7 6DW
- d) Pursuant to the Council's Members' Code of Conduct, Councillor Morgan declared a non-pecuniary interest in the following item of the agenda by virtue one of the speakers being known to her through sitting on Chigwell Parish Council. The Councillor had determined that she would remain in the meeting for the consideration of the application and voting thereon:
- EPF/0549/24 - 34, BROAD OAKS, HIGH ROAD, CHIGWELL, IG7 6DW
- e) Pursuant to the Council's Members' Code of Conduct, Councillor Sunger declared a non-pecuniary interest in the following item of the agenda by virtue one of the speakers being known to him through sitting on Chigwell Parish Council. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:
- EPF/0549/24 - 34, BROAD OAKS, HIGH ROAD, CHIGWELL, IG7 6DW
- f) Pursuant to the Council's Members' Code of Conduct, Councillor Chahal Holden declared a non-pecuniary interest in the following item of the agenda by virtue one of the speakers being known to her through sitting on Chigwell Parish Council. The Councillor had determined that she would remain in the meeting for the consideration of the application and voting thereon:
- EPF/0549/24 - 34, BROAD OAKS, HIGH ROAD, CHIGWELL, IG7 6DW

22 MINUTES

RESOLVED:

That the minutes of the Sub-Committee held on 10 July 2024 be taken as read and signed by the Chairman as a correct record.

23 ANY OTHER BUSINESS

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

24 SITE VISITS

Councillor Williamson proposed a site visit for agenda item 10, EPF/0921/24 - 14, TYCEHURST HILL, LOUGHTON, IG10 1BU, which was seconded by Councillor Murray so this item was deferred to a later meeting.

25 EPF/0549/24 - 34, BROAD OAKS, HIGH ROAD, CHIGWELL, IG7 6DW

Members of the Committee received a presentation from the Planning Officer and a statement from the applicant's agent. The Committee discussed the planning merits of the application. The Committee voted for the officer recommendation with additional conditions.

RESOLVED:

The Committee voted to [APPROVE](#) the application with additional condition requiring the removal of outbuildings prior to the erection of the proposed development.

26 EPF/0898/24 - LAND BETWEEN 25 AND 32 WESTBURY LANE, WESTBURY LANE, BUCKHURST HILL, IG9 5NF

Members of the Committee received a presentation from the Planning Officer, a statement from an objector and a statement from the applicant's architect. The Committee discussed the planning merits of the application. The Committee voted for deferring the application.

RESOLVED:

The Committee voted to [DEFER](#) the application.

27 EPF/0921/24 - 14, TYCEHURST HILL, LOUGHTON, IG10 1BU

Application [DEFERRED](#) for site visit under agenda item 7.

28 EPF/1014/24 - 69, CHURCH HILL, LOUGHTON, IG10 1QP

Members of the Committee received a presentation from the Planning Officer and a statement from the applicant's agent. The Committee discussed the planning merits of the application. The Committee voted for the officer recommendation.

RESOLVED:

The Committee voted to [APPROVE](#) the application (SUBJECT TO S106) + Condition removing Class AA, A, B and E of Householder Permitted Development Rights

29 EPF/183/24 - FOUR SEASONS, 6 GARDEN WAY, LOUGHTON, IG10 2SF

Members of the Committee received a presentation from the Planning Officer and a statement from the applicant's architect. The Committee discussed the planning merits of the application. The Committee voted for the officer recommendation.

RESOLVED:

The Committee voted to [APPROVE](#) the application.

30 EPF/2756/23 - 35, WELLFIELDS, LOUGHTON, IG10 1PA

Members of the Committee received a presentation from the Planning Officer and a statement from the applicant's agent. The Committee discussed the merits of the application. The Committee voted for deferring the application pending further information.

RESOLVED:

The Committee voted to [DEFER](#) the application.

CHAIRMAN