

## **EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Planning Sub-Committee **Date:** 5 September 2018  
East

**Place:** Council Chamber, Civic Offices, **Time:** 7.30 - 9.28 pm  
High Street, Epping

**Members Present:** P Keska (Chairman), B Rolfe (Vice-Chairman), N Avey, N Bedford, P Bolton, H Brady, L Burrows, S Jones, M McEwen, R Morgan, J Philip, P Stalker, B Vaz, C Whitbread, H Whitbread, J H Whitehouse and J M Whitehouse

**Other Councillors:** None.

**Apologies:** A Grigg and I Hadley

**Officers Present:** J Doe (Senior Planning Officer), J Rogers (Planning Officer), V Messenger (Democratic Services Officer) and J Leither (Democratic Services Officer)

---

### **16. 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.

### **17. 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.

### **18. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 8 August 2018 be taken as read and signed by the Chairman as a correct record.

### **19. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillor P Stalker declared a personal interest in the following item of the agenda as he was one of the neighbours consulted on this application and by virtue of both the applicant and objectors being known to him. The Councillor had determined that his interest was

prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/1339/18 – Land adj Hoppit, The Street, Sheering CM22 7LR

(b) Pursuant to the Council's Code of Member Conduct, Councillor L Burrows declared a non-pecuniary interest in the following items of the agenda. The Councillor had determined that his interests were non-prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/0282/18 – 12 Station Road, Epping
- EPF/0712/18 – Cornerways, The Green, Theydon Bois
- EPF/1406/18 – 1 Mount End, Mount End Road, Theydon Mount

(c) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a non-pecuniary interest in the following item of the agenda by virtue of the applicant and objectors being known to him. The Councillor had determined that his interest was non-prejudicial but would leave the meeting for the consideration of the application and voting thereon:

- EPF/0282/18 – 12 Station Road, Epping

(d) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a non-pecuniary interest in the following item of the agenda by virtue of an objector being known to him. The Councillor had determined that his interest was non-prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0712/18 – Cornerways, The Green, Theydon Bois

(e) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a non-pecuniary interest in the following item of the agenda by virtue of the applicant being known to him. The Councillor had determined that his interest was non-prejudicial but would leave the meeting for the consideration of the application and voting thereon:

- EPF/1062/18 – Land adj no 24 Vicarage Road, Coopersale, Epping

(f) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a non-pecuniary interest in the following item of the agenda by virtue of the applicant being known to him. The Councillor had determined that his interest was non-prejudicial but would leave the meeting for the consideration of the application and voting thereon:

- EPF/1046/18 – 1 Mount End, Mount End Road, Theydon Mount

(g) Pursuant to the Council's Code of Member Conduct, Councillor H Whitbread declared a non-pecuniary interest in the following item of the agenda by virtue of an objector being known to her. The Councillors had determined that her interest was non-prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0712/18 – Cornerways, The Green, Theydon Bois

(h) Pursuant to the Council's Code of Member Conduct, Councillor N Avey declared a non-pecuniary interest in the following items of the agenda by virtue of

being Chairman of Epping Town Council's Planning and General Purposes Committee. The Councillor had determined that his interest was non-prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0282/18 – 12 Station Road, Epping
- EPF/1062/18 – Land adj no 24 Vicarage Road, Coopersale, Epping
- EPF/1583/18 – 1 Buttercross Lane, Epping
- EPF/1847/18 – 55 High Street, Epping

(i) Pursuant to the Council's Code of Member Conduct, Councillor S Jones declared a non-pecuniary interest in the following item of the agenda by virtue of the objector being known to her. The Councillor had determined that her interest was non-prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0712/18 – Cornerways, The Green, Theydon Bois

(j) Pursuant to the Council's Code of Member Conduct, Councillor S Jones declared a non-pecuniary interest in the following item of the agenda by virtue of the objector being known to her. The Councillor had determined that her interest was non-prejudicial but would leave the meeting for the consideration of the application and voting thereon:

- EPF/1406/18 – 1 Mount End, Mount End Road, Theydon Mount

(k) Pursuant to the Council's Code of Member Conduct, Councillor J Philip declared a non-pecuniary interest in the following item of the agenda by virtue of the applicant and objector being known to him. The Councillor had determined that his interest was non-prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0712/18 – Cornerways, The Green, Theydon Bois

(l) Pursuant to the Council's Code of Member Conduct, Councillor J Philip declared a non-pecuniary interest in the following item of the agenda by virtue of the objector being known to him. The Councillor had determined that his interest was non-prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1406/18 – 1 Mount End, Mount End Road, Theydon Mount

## **20. ANY OTHER BUSINESS**

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

## **21. EPPING FOREST DISTRICT LOCAL PLAN SUBMISSION VERSION - PLANNING POLICY BRIEFING NOTE**

The Sub-Committee noted the Epping Forest District Local Plan Submission Version Planning Policy Briefing note (March 2018), which was available at:

[http://www.efdclocalplan.org/wp-content/uploads/2018/03/Planning-Policy-BriefingNote\\_Mar-2018.pdf](http://www.efdclocalplan.org/wp-content/uploads/2018/03/Planning-Policy-BriefingNote_Mar-2018.pdf)

**22. DEVELOPMENT CONTROL**

(a) Site Visits

It was noted that the following formal site visits were requested by members, and agreed by the Committee, prior to the consideration and determination of the remaining applications.

- Item 1 – EPF/0282/18 – 12 Station Road, Epping;
- Item 8 – EPF/1556/18 – Site at Banson's Lane, Ongar; and
- Item 9 – EPF/1583/18 – 1 Buttercross Lane, Epping

(b) Planning Applications

The Sub-Committee considered a schedule of applications for planning permission. However, the Chairman advised that item 7, application EPF/1406/18 – 1 Mount End, Mount End Road, Theydon Mount, had been withdrawn from the agenda and would not be determined at tonight's meeting.

**RESOLVED:**

That the planning applications numbered 1 – 11 be determined as set out in the schedule attached to these minutes.

**CHAIRMAN**