

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

Wednesday 21 June 2023, 7.00 pm - 8.35 pm

Council Chamber, Civic Offices, High Street, Epping

Members Present:	Councillors K Rizvi (Chairman), R Baldwin (Vice-Chairman), I Allgood, D Barlow, P Bhanot, R Brookes, H Kauffman, L Mead, L Morgan, M Owen, A Patel, S Patel, Caroline Pond, C C Pond, D Sunger, K Williamson and D Wixley
Apologies:	Councillor(s) R Jennings, J Jennings, J Jogia, A Lion and S Murray
Officers In Attendance:	I Ansell (Senior Planning Officer), V Messenger (Democratic Services Officer) and R Moreton (Corporate Communications Officer)
Officers In Attendance (Virtually):	G Courtney (Planning Applications and Appeals Manager (Development Management)) and S Mitchell (PR Website Editor)

[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.

2 DECLARATIONS OF INTEREST

- a) Pursuant to the Council's Members' Code of Conduct, Councillors C C Pond and C P Pond declared a non-pecuniary interest in the following item of the agenda by virtue of living next door and having written an objection to the application. The Councillors determined that although it was a non-prejudicial interest, they would leave the meeting for the consideration of the application and voting thereon:
 - EPF/0760/23 – 5 Staples Road, Loughton IG10 1HP
- b) Pursuant to the Council's Members' Code of Conduct, Councillor K Rizvi declared a non-pecuniary interest in the following item of the agenda since he had attended the Chigwell Parish Council meeting as an observer only when the application was discussed but had not fettered his discretion. The Councillor determined that he would remain in the meeting for the consideration of the application and voting thereon:
 - EPF/0503/23 – Chigwell Nursery, High Road, Chigwell IG7 5BL
- c) Pursuant to the Council's Members' Code of Conduct, Councillor D Sunger declared a non-pecuniary interest in the following item of the agenda, as he had spoken to the Chairman of Chigwell Parish Council's Planning Committee after the meeting to get some feedback. The Councillor determined that he would remain in the meeting for the consideration of the application and voting thereon:
 - EPF/0503/23 – Chigwell Nursery, High Road, Chigwell IG7 5BL

- d) Pursuant to the Council's Members' Code of Conduct, Councillor D Barlow declared a non-pecuniary interest in the following item of the agenda as she had spoken to the Chigwell Residents Association regarding their views. The Councillor determined that she would remain in the meeting for the consideration of the application and voting thereon:
- EPF/0503/23 – Chigwell Nursery, High Road, Chigwell IG7 5BL
- e) Pursuant to the Council's Members' Code of Conduct, Councillor L Morgan declared a non-pecuniary interest in the following item of the agenda as she had attended the Chigwell Parish Council's Planning Committee meeting. The Councillor determined that she would remain in the meeting for the consideration of the application and voting thereon:
- EPF/0503/23 – Chigwell Nursery, High Road, Chigwell IG7 5BL

3 MINUTES

RESOLVED:

That the minutes of the Sub-Committee held on 26 April 2023 be taken as read and signed by the Chairman as a correct record.

4 ANY OTHER BUSINESS

The Chairman advised that application EPF/0377/23 (5 Nafferton Rise, Loughton) which was deferred from the meeting on 26 April was not on this agenda as stated in the minutes. The reason for this was clarified further by the Planning (Applications & Appeals) Team Manager, G Courtney.

5 SITE VISITS

Although a site visit to Chigwell Nursery, High Road, Chigwell was proposed and seconded, more members voted against the motion. Therefore, there were no formal site visits requested by the Sub-Committee.

6 EPF/0503/22 - CHIGWELL NURSERY, HIGH ROAD, CHIGWELL, ESSEX, IG7 5BL

The application was [refused](#).

7 EPF/0760/23 - 5, STAPLES ROAD, LOUGHTON, IG10 1HP

The application was [refused](#).

CHAIRMAN