

**EPPING FOREST DISTRICT COUNCIL  
DISTRICT DEVELOPMENT MANAGEMENT COMMITTEE MEETING  
MINUTES**

**Tuesday 13 February 2024, 7.00 pm - 8.20 pm**

**Council Chamber - Civic Offices**

<b>Members Present:</b>	Councillors P Keska (Chairman), T Matthews (Vice-Chairman), C Amos, R Baldwin, H Brady, I Hadley, S Heap, S Heather, H Kane, R Morgan, K Williamson, D Wixley, I Allgood and N Bedford
<b>Apologies:</b>	Councillor(s) J M Whitehouse
<b>Officers In Attendance:</b>	Graham Courtney (Service Manager (Planning Development)), Muhammad Rahman (Planning Officer), Gary Woodhall (Team Manager - Democratic & Electoral Services), Therese Larsen (Democratic Services Officer), Rebecca Moreton (Corporate Communications Officer) and Tom Carne (Corporate Communications Team Manager)
<b>Officers In Attendance (Virtually):</b>	Jennifer Gould (Strategic Director and Chief Operating Officer) and James Warwick (Service Director (Contracts, Partnerships and Procurement))

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

**29 WEBCASTING INTRODUCTION**

On behalf of the Chairman, the Democratic Services Officer reminded everyone present that the meeting would be broadcast live to the internet and would be capable of repeated viewing, which could infringe their human and data protection rights.

**30 ADVICE FOR PUBLIC & SPEAKERS AT PLANNING COMMITTEES**

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 Committee in relation to the determination of applications for planning permission. The Committee noted the advice provided for the public and speakers in attendance at meetings of the Council's planning committees.

**31 SUBSTITUTE MEMBERS**

The Committee was advised that the following substitute members had been appointed for the meeting:

- (a) Councillor N Bedford for Councillor L Burrows;
- (b) Councillor I Allgood for Councillor H Kauffman; and
- (c) Councillor D Wixley for Councillor CC Pond.

**32 DECLARATIONS OF INTEREST**

The following declarations of interest were made pursuant to the Council's Members' Code of Conduct.

- a) Pursuant to the Council's Members' Code of Conduct, Councillor Baldwin declared a non-pecuniary interest in the following item of the agenda by virtue of being a resident of Burney Drive. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:
- EPF/0726/23 - GARAGE SITE BURNEY DRIVE , LOUGHTON, IG10 2DU
- b) Pursuant to the Council's Members' Code of Conduct, Councillor Bedford declared a non-pecuniary interest in the following item of the agenda by virtue of being a Parish Councillor. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:
- EPF/2478/23 - NORTH WEALD AIRFIELD, EPPING ROAD, NORTH WEALD BASSETT, EPPING CM16
- c) Pursuant to the Council's Members' Code of Conduct, Councillor Wixley declared a non-pecuniary interest in the following item of the agenda by virtue of being a member of Epping Forest Heritage Trust. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:
- EPF/2478/23 - NORTH WEALD AIRFIELD, EPPING ROAD, NORTH WEALD BASSETT, EPPING CM16
- d) Pursuant to the Council's Members' Code of Conduct, all Councillors present at the meeting declared a non-pecuniary interest in the following item of the agenda by virtue of the applicant being a Councillor. The Councillors had determined that they would remain in the meeting for the consideration of the application and voting:
- EPF/2540/23 - SUMNERS FARM, EPPING ROAD, EPPING UPLAND, EPPING, CM16 6PX
- e) Pursuant to the Council's Members' Code of Conduct, Councillor T Matthews declared a pecuniary interest in the following item of the agenda. The Councillor had determined that he would leave the meeting for the consideration and voting of the application:
- EPF/2540/23 - SUMNERS FARM, EPPING ROAD, EPPING UPLAND, EPPING, CM16 6PX

### **33 MINUTES**

#### **RESOLVED:**

That the minutes of the meeting of the Committee held on 13 December 2024 be taken as read and signed by the Chairman as a correct record.

### **34 SITE VISITS**

Cllr D Wixley proposed a site visit for agenda item 12, EPF/2913/22 - FORMER PYRLES LANE NURSERY, PYRLES LANE, LOUGHTON IG10 2NL, which was seconded by Cllrs R Baldwin and I Allgood.

**Resolved:**

- (1) That planning application [EPF/2913/22](#) - FORMER PYRLES LANE NURSERY, PYRLES LANE, LOUGHTON IG10 2NL be deferred pending a site visit by the Committee.

**35 EPF/0047/24 - CHIGWELL PRIMARY ACADEMY, MANDIR LANE, CHIGWELL, IG7 6ED**

**Decision:**

The application was [granted](#) planning permission based on option 1.

**36 EPF/2540/23 - SUMNERS FARM, EPPING ROAD, EPPING UPLAND, EPPING, CM16 6PX**

**Decision:**

The application was [approved](#).

**37 EPF/0726/23 - GARAGE SITE BURNEY DRIVE , LOUGHTON, IG10 2DU**

**Decision:**

The application was [refused](#) for the reasons set out below:

- 1) By reason of the proposed height and bulk, the proposal would be an unneighbourly development resulting in a detrimental impact on neighbouring amenities with regards to material loss of light, overshadowing, overlooking from the front balcony, loss of outlook and overbearing impact. As such the proposal fails to safeguard the living conditions of neighbouring amenities contrary to Policy DM9 (i) of the adopted Local Plan and Paragraph 135 (f) of the NPPF 2023.
- 2) The proposed contemporary design does not relate positively to the locality. Consequently, it would result in a harmful effect on the established character and appearance of the area, contrary to Policy DM9 of the adopted Local Plan 2023, and Paragraphs 131 & 135 of the NPPF 2023.

**38 EPF/2478/23 - NORTH WEALD AIRFIELD, EPPING ROAD, NORTH WEALD BASSETT, EPPING CM16**

**Decision:**

The application was [approved](#).

**39 EPF/2913/22 - FORMER PYRLES LANE NURSERY, PYRLES LANE, LOUGHTON IG10 2NL**

**Decision:**

The [application](#) was referred for a site visit.

**40 ANY OTHER BUSINESS**

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

**41 EXCLUSION OF PUBLIC AND PRESS**

The Committee noted that there was no business which necessitated the exclusion of the public and press from the meeting.

**CHAIRMAN**