

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

**Wednesday 19 July 2023, 7.00 pm - 8.55 pm**

**Council Chamber, Civic Offices, High Street, Epping**

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

## **[A RECORDING OF THE 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**

There were no declarations of interest pursuant to the Council's Members' Code of Conduct.

### **10 MINUTES**

#### **RESOLVED:**

That the minutes of the Sub-Committee held on 21 June 2023 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/1204/22 1 LANGSTON ROAD LOUGHTON ESSEX IG10 3SD**

The Committee agreed to amend the following conditions with the additional wording below:

(3c) ...including minimisation of diesel-powered construction machinery.

(22) ...and Guest Travel Plan.

The application was [Approved with Conditions \(Subject to s106 Legal Agreement\)](#).

**14 EPF/2216/22 NEW OAK LODGE, ENGLANDS LANE, LOUGHTON, IG10 2NX**

Discussion took place around the design of the proposed new dwelling, the potential refurbishment of the listed pillars and gates, and the impact on the Green Belt. Clarity was sought on the comparison between the size of this proposal compared to that previously granted consent on the site.

Clarity was also sought by Members on the Green Belt policy and whether this constituted inappropriate development that would require very special circumstances. Several members recalled determining the previously approved scheme and highlighted that the previous proposal constituted inappropriate development, however, was granted consent since the very special circumstances clearly outweighed the harm in that instance. The key very special circumstances being the refurbishment of the listed gates and pillars, the handing over of part of the site for the extension to the adjacent nature reserve, and the historic ambience in the built form of the previously approved new dwelling. It was highlighted by Cllr C C Pond that, with the exception of the refurbishment of the gates and pillars, none of these benefits were present in this instance, and the proposed dwelling was larger than that previously approved. As such it was determined that the proposal constituted inappropriate development that would cause harm to the Green Belt, and this harm would not be sufficiently outweighed by very special circumstances.

As such, the Committee determined that planning consent should be [refused](#) for the following reason:

1. The proposed development amounts to inappropriate development in the Green Belt and results in a significant increase in built volume above that of the extant planning permission for the site. The public benefit through the provision of part of the site as an extension to the nature reserve and the historic ambience in the built form that were considered very special circumstances that clearly outweighed the harm from the extant scheme are no longer proposed as part of this development, and no other very special circumstances exist that clearly outweigh the harm from this proposal. As a result, the development has a significant adverse effect of the openness of the Green Belt and local character, contrary to policies SP5 and DM4 of the adopted Local Plan 2011-2033 (2023), and the NPPF 2021.

**15 EPF/0377/23 5 NAFFERTON RISE LOUGHTON IG10 1UB**

The application was [approved with conditions](#).

**16 EPF/0912/23 40 IBBETSON PATH LOUGHTON IG10 2AS**

The application was [approved with conditions](#).

**CHAIRMAN**