

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

**Wednesday 6 March 2024, 7.00 pm - 8.50 pm**

## **Council Chamber - Civic Offices**

**Members Present:** Councillors P Keska (Chairman), K Williamson (Vice-Chairman), C Amos, R Baldwin, H Brady, L Burrows, S Heap, S Heather, C C Pond, J M Whitehouse, J Lucas, J Philip and Caroline Pond

**Other Members Present:** Councillors C Whitbread, D Wixley

**Members Present (Virtually):** Councillors L Mead

**Apologies:** Councillor(s) T Matthews, I Hadley, H Kane, H Kauffman and R Morgan

**Officers In Attendance:** Graham Courtney (Service Manager (Planning Development)), Gary Woodhall (Team Manager - Democratic & Electoral Services) and Natalie Cole (Corporate Communications Officer)

**Officers In Attendance (Virtually):** Vivienne Messenger (Democratic Services Officer) and Muhammad Rahman (Planning Officer)

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

### **42 WEBCASTING INTRODUCTION**

On behalf of the Chairman, the Team Manager for Democratic & Electoral Services 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.

### **43 ADVICE FOR PUBLIC & SPEAKERS AT PLANNING COMMITTEES**

The Chairman welcomed members of the public to the meeting and the Committee noted the advice provided for the public and speakers in attendance at meetings of the Council's planning committees.

### **44 APOLOGIES FOR ABSENCE**

In the absence of the Vice-Chairman, who had given his apologies for the meeting, the Chairman invited nominations for Vice-Chairman.

**Resolved:**

- (1) That Cllr K Williamson be appointed Vice-Chairman for the duration of the meeting.

### **45 SUBSTITUTE MEMBERS**

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

meeting:

- (a) Cllr J Lucas for Cllr T Matthews;
- (b) Cllr JPhilip for Cllr I Hadley; and
- (c) Councillor C P Pond for Councillor H Kauffman.

#### 46 DECLARATIONS OF INTEREST

- a) Pursuant to the Council's Members' Code of Conduct, Cllr S Heather declared a personal interest in the following item of the agenda by virtue of being a member of the Lee Valley Regional Park Authority. The Councillor had determined that the interest was non-pecuniary and he would remain in the meeting for the consideration of the application and voting thereon:
  - EPF/2601/22 – Land to the South and East of the Former Chimes Garden Centre, Nazeing.
- b) Pursuant to the Council's Members' Code of Conduct, Cllr J Philip declared a personal interest in the following item of the agenda by virtue of his Portfolio as a Cabinet member included responsibility for the client side of Qualis. The Councillor had determined that his interest was non-pecuniary and he would remain in the meeting for the consideration of the application and voting thereon:
  - EPF/2913/22 – Former Pyrles Lane Nursery, Pyrles Lane, Loughton.

#### 47 MINUTES

##### RESOLVED:

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

#### 48 SITE VISITS

There were no requests for a site visit at any of the application sites being considered at the meeting.

#### 49 EPF/2601/22 LAND TO THE SOUTH & EAST OF THE FORMER CHIMES GARDEN CENTRE, NAZEING, WALTHAM ABBEY, EN10 6RJ

The Planning Officer reported that this application had been referred to the Committee for a decision by the Area Planning Sub-Committee West, at its meeting held on 21 February 2024.

The Committee agreed with the Planning Officer's assessment in the report that the very special circumstances advanced by the applicant did not outweigh the identified harms to the Metropolitan Green Belt from this development. In addition, it was felt that there was sufficient land available elsewhere within the District, as identified by the adopted Local Plan, for such a development. It was also noted that the proposed affordable housing provision was significantly below the level that should be provided for this site.

##### Decision:

The application was [refused](#) for the reasons set out in the Officer report.

The meeting was adjourned at 7.45pm to allow Members to take a comfort break.

The meeting was reconvened at 7.50pm.

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

The Committee noted the concerns expressed by the local Ward Members in relation to this application; in particular, the effects that the development would have on neighbouring residents and the adjacent Community garden, possible highways safety issues at the entrance to the site, and a requested increase in the proposed Section 106 Legal Agreement monies.

The Committee felt that condition 25 should be revised, such that the materials to be used in the construction of the external surfaces of the development should be submitted to the Local Planning Authority for approval prior to development. In addition, given the highways concerns raised by the local Ward Members, the Committee also believed that the Construction Method Statement (CMS) should be amended such that vehicles accessing the site should not turn right across the oncoming traffic during the construction phase.

**Decision:**

The application was [granted](#) planning permission, subject to the following revisions:

- (1) Condition 25 to include the submission to, and approval by, the Local Planning Authority of the materials to be used for the external surfaces prior to development; and
- (2) the Construction Method Statement to also prohibit construction vehicles from turning right into the site across the oncoming traffic.

**51 ANY OTHER BUSINESS**

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

**52 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**