



EPPING TOWN COUNCIL

EPPING HALL, ST JOHNS RD, EPPING, ESSEX CM16 5JU

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TO ALL MEMBERS of the PLANNING AND GENERAL PURPOSES COMMITTEE

Cllr N Avey (Chairman)

Cllr C Burgess (Mayor - *ex officio*)

Cllr C McCredie (Deputy Mayor - *ex officio*)

Cllr G Scruton

Cllr R Sharif

Cllr M Wright (Vice Chairman)

You are hereby summoned to attend a meeting of the **PLANNING AND GENERAL PURPOSES COMMITTEE** to be held in the **Conference Room, Epping Hall, St Johns Road, Epping** on **Tuesday, 23rd April 2024** at **7.15pm** for the purpose of transacting the business as set out in the agenda below.

Beverley Rumsey

Town Clerk

17th April 2024

A G E N D A

1 APOLOGIES FOR ABSENCE

To receive any apologies and reasons for absence.

2 DECLARATIONS OF INTEREST

Members are invited to declare disclosable pecuniary interests and other interests, along with the nature of those interests, in relation to any item on this agenda.

Cllr C McCredie and Cllr R Sharif have requested an entry be made in the minutes to make it clear that, as a member of both the District and Town Councils, they will reconsider all matters at District level taking into account all relevant evidence and representations at the District tier. Therefore, they cannot be bound in any way by any view expressed in the parish tier or by the decisions of this Committee.

3 DISPENSATIONS

To receive requests for dispensations from members concerning any item of business on this agenda.

4 CONFIRMATION OF MINUTES

To approve as a correct record and sign the Minutes of the meeting held on 9th April 2024. **(Attached)**

5 PUBLIC QUESTIONS OR COMMENTS

To receive any questions or comments relating to planning matters from members of the public present at the meeting, or which have been received in writing in advance of the meeting.

6 NOTICES AND INFORMATION

To receive any notices or information that the Chairman may wish to lay before Committee.

7 PLANNING APPLICATIONS

To consider the following Planning and Tree applications as received from Epping Forest District Council since the date of the previous agenda and up until the date of this agenda:

EPF/0364/24	40 Egg Hall Epping CM16 6SA Mr J Chappell	Proposed garden room to be used as ancillary accommodation to the main dwelling with integral store area.
EPF/0591/24	St Margaret's Hospital Spencer Close The Plain Epping CM16 6TN The Princess Alexandra Hospital Trust c/o Lawson Planning Partnership Ltd	Erection of building and plant room, alterations and improvements to North Bungalow to provide Community Diagnostic Centre; Reorganisation of car park and provision of drop off parking area and ambulance / disabled parking; gas store; cycle store; landscaping; lighting; photo-voltaic system on roof areas; external roof top plant and ancillary works/infrastructure.
EPF/0656/24	10 Charles Street Epping CM16 7AU Ms Molly Barrett	A single storey rear extension; A two storey side extension with wrap around 1st floor rear extension. To demolish and rebuild an existing front porch.
EPF/0657/24	1 The Drummonds Epping CM16 4PJ Mrs N Spencer	Conversion of the existing two storey dwelling house into a block of three flats. The scheme would provide three no. two-bed units.
EPF/0669/24	2 Barnfield Epping CM16 6RL Mr and Mrs P White	Removal of large single storey timber structure to side of property. Proposed single storey side extension.
EPF/0672/24	St Johns House St Johns Road Epping CM16 5DN Mr Roger Lowry	Construction of community centre at ground floor linked to the Grade II* Listed church. Three floors of residential accommodation above consisting of nine units.
EPF/0683/24	St Johns House St Johns Road Epping CM16 5DN Mr Roger Lowry	Construction of community centre at ground floor linked to the Grade II* Listed church. Three floors of residential accommodation above consisting of nine units.
EPF/0748/24	32 Station Road Epping CM16 4HN Ms Katie Temperley	Variation of Condition 2 ` Plan numbers of EPF/0523/23 (Ground floor porch extension to front elevation including change pitched roof to flat roof with

		parapet and brickwork to coursed render. Conversion of garage to Office and Utility room including, infill of existing garage door, change of pitched roof to flat roof with parapet and brickwork to coursed render. Projecting front hipped roof changed to gable roof. Removal of chimney. Replace existing splayed bay to ground floor rear elevation with square bay. Alterations to fenestration and first floor rear extension to include new square bay and gable under crown roof. replace clay roof tiles with Blue Black slate. Replacement windows throughout.)
EPF/0691/24	Fir Trees Tidys Lane Epping CM16 6SJ Langham Property Management	TPO/EPF/07/98 (Ref: T24) T2: Redwood - Fell and replace, as specified.

8 PLANNING DECISIONS

To **NOTE** the following decisions as received from Epping Forest District Council since the date of the previous agenda and up until the date of this agenda:

Withdrawn:

EPF/1360/23	33 Church Hill Epping CM16 4RA Molly Lewis and Stephen Elhabbal	Resubmission of EPF/0426/22 (Single storey rear extension and internal alterations) with changes to fenestration and relocation of water pump.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.		
EPF/0337/23	The Bell Hotel High Road Epping CM16 4DG Somani Hotels Ltd	Temporary Change of Use until 30 June 2024 or such earlier date as is notified in writing to the Council by the Applicant from hotel use (Class C1) to use as a hostel for asylum seekers (Sui Generis).
<p>Committee OBJECT to this application.</p> <p>Committee felt that this change of use was not acceptable and should stay as a hotel especially as there is a lack of such facilities in the local area.</p> <p>It is also noted that this is a retrospective application. Committee are concerned and oppose retrospective planning applications as this shows disregard for the planning system. All applications should be concluded prior to the commencement of works, following the correct procedures.</p> <p>Relevant policies: Local Plan 2011-33: E1 B, E4</p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		

Delegated Cases:**GRANTED:**

EPF/2820/23	33 St Albans Road Coopersale Epping CM16 7RD Mr Giovanni Cattini	TPO/EPF/06/83 G1 T2, T3, T4 & T5: 4 x Hornbeam - Crown reduce by 1.5m, as specified.
The Planning & Events Officer spoke to the Planning department at EFDC who confirmed that for some reason this planning application was not processed in the correct way, so it was not on the Weekly List for consultation.		
EPF/1721/23	49-51 Bell Common Epping CM16 4DY Mr D Gardner	Single storey rear extension.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.		
EPF/1727/23	49-51 Bell Common Epping CM16 4DY Mr D Gardner	Grade II listed building application for a single storey rear extension.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.		
EPF/2708/23	13 Ambleside Epping CM16 4PT Bayfords Tree Care	TPO/EPF/45/91 (Ref: G1) T1-T2, T4-T6: 5 x Limes – Crown reduce, as specified. Crown lift to 5m above ground level, as specified.
Committee have NO OBJECTION to this application provided the tree work is carried out under the supervision of the arboricultural officer at EFDC.		
EPF/0200/24	40 Bower Hill Epping CM16 7AL Mrs Jess Sakthi	Crossover application.
Committee have NO OBJECTION to this application.		
EPF/1583/23	37 Fairfield Road Epping CM16 6SU Mr J Briggs	Removal of existing conservatory. Proposed ground floor side and rear extension. Proposed first floor side and rear extension.
Committee have NO OBJECTION to this application.		
EPF/0050/24	77-79 High Street Epping CM16 4BA Tesco	Retrospective installation of 1 x 42" media screen size-860(W)x2160(H)mm Screen size 530(W) x930(H)mm 3nos x 1250mm x 700mm flag pole signs, overall 3350mm height.
Committee have NO OBJECTION to this application.		
EPF/0134/24	319A High Street Epping CM16 4DA Mr Freddy Cole	Approval of Details Reserved by Condition 4 'Additional Drawings' of EPF/1593/23 (Grade II listed building application for alterations and change of use to first floor from offices to create a 2 bedroom flat).
Committee NOTED this application.		
EPF/0306/24	22 Crows Road Epping CM16 5DE Paul Crew and Brigette Bard	Demolition of existing conservatory and veranda, and construction of new single storey rear extension.
Committee have NO OBJECTION to this application.		
EPF/0305/24	60 Tower Road Epping CM16 5EN	Proposed hip to gable roof extension with rear dormer window to facilitate

	Mr and Mrs D Hourihan	a loft room. Conversion of existing front room into household store room with external access via new door. Removal of existing rear conservatory and replace with rear extension with flat roof with roof lantern.
Committee have NO OBJECTION to this application.		
EPF/0031/24	6 The Maltings Palmer's Hill Epping CM16 6SG T Space Architects	Grade II listed building application for Internal alterations to first floor. No exterior changes.
Committee have NO OBJECTION to this application provided the tree work is carried out under the supervision of the conservation officer at EFDC.		
EPF/1501/19	28 Lindsey Street Epping Essex CM16 6RD R & P Patel	Part two storey and part single storey side extension, conversion of the upper floors to two self-contained flats and demolition of an existing garage.
Committee have NO OBJECTION to this application.		
EPF/1571/22	3 Boundary Court High Road Epping CM16 4DQ Jane Harvey	Demolition of the existing conservatory and erection of a single storey rear extension. revised application showing pitched roof.
The Planning & Events Officer spoke to the Planning department at EFDC who confirmed that this planning application was processed at the time they switched to their new back office system. The Planning department at EFDC stated that they could only assume that the processes were not followed correctly, so it was not on the Weekly List for consultation.		

Delegated Cases:**REFUSED:**

EPF/2619/23	Plot 21d, Land off Ivy Chimneys Road Epping CM16 4EL Essex Land and Build Developments	Erection of one detached residential dwelling including parking, landscaping, drainage and associated infrastructure.
Committee have NO OBJECTION to this application.		
EPF/2718/23	13 Ambleside Epping CM16 4PT Bayfords Tree Care	TPO/EPF/45/91 (Ref: G1) T3: Lime - Fell and replace, as specified.
Committee have NO OBJECTION to this application provided the tree work is carried out under the supervision of the arboricultural officer at EFDC.		
EPF/2778/23	Mill House Farm Theydon Road Epping CM16 4DL Mr Mike Phillips	Demolition of existing residential dwelling and associated buildings and erection of replacement dwelling.
Committee STRONGLY OBJECT to this application. Committee do not agree to demolishing a perfectly acceptable dwelling to be replaced with a modern structure. Committee felt that that this proposal is inappropriate for the area and does not fit in with the street scene. Committee stated that they would have expected the design to fit in with the landscape to preserve the heritage of the dwelling and associated buildings. Relevant policies: Local Plan 2011-2033: DM9F, H1A (ii) and (iii)		

<p>NPPF: Para 9, 127, 132 Emerging Epping Neighbourhood Plan: policy 14, policy 18. Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		
EPF/0144/24	28 Lindsey Street Epping CM16 6RD ARSP Property Investment Ltd	Conversion of existing loft space into self-contained flat and internal changes to the existing self-contained flat at first floor.
Committee have NO OBJECTION to this application.		
Lawful:		
EPF/0076/24	Epping Laundry And Dry Cleaning Co Bower Hill Epping CM16 7AD Mr Reginald Mark Lemon	Certificate of lawful development for the existing uses at Epping Laundry facility located in the north western portion of the site - Class E(g)(iii) Former Laundry repair garage and later MOT centre located in the centre of the site - Class E(g)(iii) Two dwellinghouses located on eastern site frontage - Class C3 9 private leased vehicle garages in the centre of the site adjacent MOT centre.
Committee NOTED this application.		

COMMITTEE CASES

GRANTED None

COMMITTEE CASES

REFUSED None