

MINUTES of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. Johns Road, Epping on **Tuesday, 21st February 2023** at **7.15pm**.

PRESENT: Cllr N Avey (Chairman)
Cllr B Scruton (Vice Chairman and Mayor - *ex officio*)
Cllr S Baker
Cllr C Burgess (Deputy Mayor - *ex officio*)
Cllr C McCredie
Cllr G Scruton
Cllr M Wright

IN ATTENDANCE: No members of the press and no members of the public were present.

OFFICER: Geraldine Vallis (Planning & Events Officer)

384 APOLOGIES FOR ABSENCE

No apologies for absence were received.

385 DECLARATIONS OF INTEREST

Item 7 Planning Applications (Non-Pecuniary)

Cllr Michael Wright declared a non-pecuniary interest in application EPF/0100/23 1 Tower Road because he lives close to that address.

Cllr Michael Wright declared a non-pecuniary interest in application EPF/0198/23 18 Tower Road because he lives close to that address.

Cllr N Avey and Cllr Cherry McCredie requested an entry to be made in the minutes, to make it clear, that as members of both the Town and District 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.

386 DISPENSATIONS

There were no dispensations.

387 CONFIRMATION OF MINUTES

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 7th February 2023 be signed by the Chairman as a true record.

388 PUBLIC QUESTIONS OR COMMENTS

There were no public questions or comments.

389 NOTICES AND INFORMATION

A notification has been received from Epping Forest District Council in partnership with the North Essex Parking Partnership giving notice of a proposed implementation of parking measures on Hartland Road and Bower Vale.

A notification has been received from Affinity Water giving notice that there will be major road diversions in the area from 6th March 2023 to August 2023 for essential repair works to water pipe renewal. This is because the company is undertaking essential repair work along Ivy Chimneys Road, Bridge Hill and Brook Road in the CM16 postcode area. The working hours will be 7am to 6pm Monday to Fridays; 8am to 4pm Saturdays; 9am to 3pm Sundays.

Committee **NOTED** this information.

390 PLANNING APPLICATIONS

Committee **CONSIDERED** the following planning and tree applications received from Epping Forest District Council since the date of the previous meeting until the date of this agenda.

EPF/0100/23	1 Tower Road Epping CM16 5EL Mr and Mrs Self- Pierson	**Reconsultation** Two storey rear extension.
Committee have NO OBJECTION to this application.		
EPF/0159/23	Duke Of Wellington Public House 36 High Street Epping CM16 4AE APC Capital Ltd	Development of four 2 bedroom apartments, one 3 bedroom apartment (total of 5 apartments), car and cycle parking, landscaping and associated works.
<p>Committee OBJECT to this application. The Committee felt that this proposal is an overdevelopment and over intensification of the site in terms of its size, bulk and density, which would result in a detrimental effect on the street scene. There would be a loss of amenity for neighbouring properties due to their close proximity in terms of loss of light, overlooking and overshadowing. Committee don't object to the site being developed but this proposal is overdevelopment. Relevant policies: CP1 (ii), CP2 (iv), CP3, CP6, CP7, DBE1, DBE2, DBE9, H3A, H4A. Emerging Local Plan: H1A (ii) & (iii), DM9A, DM10. NPPF paras 8, 9. Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		
EPF/0162/23	13 Lynceley Grange Epping CM16 6RA	Enlargement of existing rear dormer window and additional front dormer

	Mr and Mrs J Bate	<p>window to facilitate improvements to the two existing loft rooms.</p> <p>Enlargement of existing rear dormer window and additional front dormer window to facilitate improvements to the two existing loft rooms.</p> <p>New front facing velux type roof window to allow natural light into first floor landing. Conversion of existing garage into habitable space.</p> <p>Existing rear ground floor openings onto garden to be modified to provide two sets of doors.</p>
Committee have NO OBJECTION to this application.		
EPF/0170/23	6 Brook Road Epping CM16 7BS Frankie Winser-Soper	Remove the side window and add a new window in the front elevation.
Committee have NO OBJECTION to this application.		
EPF/0198/23	18 Tower Road Epping CM16 5EL Mr Richard Franklin	TPO/EPF/23/90 (Ref: T1) T1: Sycamore - Crown reduction, as specified.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		
EPF/0247/23	2 Wheelers Epping CM16 5AL Mr Charlie McCarthy	Single storey rear extension.
Committee have NO OBJECTION to this application.		
EPF/2483/22	Greenleys 1 Highfield Place Epping CM16 4DB Mr Mike Harris	Demolition of existing double garage and construction of one bedroom bungalow.
<p>Committee OBJECT to this application.</p> <p>This proposal is an overdevelopment of a residential garden with a separate dwelling. Its size would have a negative effect on the street scene, contrary to local and national policy. The site is too small to accommodate such a residential development and would result in a loss of amenity in terms of visual impact and overshadowing. The inappropriate development of residential gardens should also be resisted, where it would be detrimental to the local area.</p> <p>Relevant policies: CP2, CP7, DBE2, DBE9, DBE10, RP5A (Adopted Local Plan) and Emerging Local Plan: H1A (ii) & (iii), DM9J NPPF: Para 71, 124d</p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		
EPF/0180/23	Vincent House Grove Lane Epping CM16 4LH	Extension of existing building to include new 3 storey extension and new roof extension to create 6 additional

	Mr Nabolli	residential units and extension to enlarge already approved 4 residential units.
Committee have NO OBJECTION to this application.		
EPF/0219/23	3 Kendal Lodge Hemnal Street Epping CM16 4LN Mrs J Newton	Grade II listed building application for proposed replacement of existing rotten sash windows. Three windows to be replaced within the mansard roof facing Hemnal Street and one window to be replaced facing Hartland Road.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.		
EPF/0161/23	171-173 High Street Epping CM16 4BL Mountcharm Group	Change of Use of Existing First and Second Floor Offices Class E to create 6 No Residential Apartments Class C3, including changes to the facade, by adding new sliding sashes to the front elevation (in the existing openings), windows to side elevations and windows and balconys to the rear.
Committee have NO OBJECTION to this application.		

391 **EFDC PLANNING DECISIONS**

Committee **NOTED** the following planning decisions.

Delegated Cases:**GRANTED:**

EPF/2374/22	EPF/1454/22	EPF/2218/22	EPF/2772/22
EPF/2488/22	EPF/2502/22	EPF/2748/22	EPF/2747/22
EPF/2532/22	EPF/2791/22	EPF/2851/22	

RAISE NO OBJECTION

EPF/2793/22			
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Delegated Cases:**REFUSED:**

EPF/2763/22	EPF/1958/22	EPF/1977/22	
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LAWFUL

EPF/2754/22			
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COMMITTEE CASES**GRANTED**

EPF/2122/20			
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COMMITTEE CASES**GRANTED (Subject to Section 106 Legal Agreement)**

EPF/0045/22			
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COMMITTEE CASES**REFUSED** None

The Chairman closed the meeting at 8.03pm.

Signature of Chairman

Date