

MINUTES of the PLANNING AND GENERAL PURPOSES COMMITTEE MEETING held at Epping Hall, St. Johns Road, Epping on Tuesday, 9th April 2024 at 7.15pm.

PRESENT: 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)

IN ATTENDANCE: One member of the press was present. No members of the public were present.

OFFICER: Geraldine Vallis (Planning & Events Officer)

483 APOLOGIES FOR ABSENCE

No apologies for absence were received but Cllr R Sharif maybe a little late for the meeting.

484 DECLARATIONS OF INTEREST

Item 7 Planning Applications (Non-Pecuniary)

Cllr C McCredie and Cllr R Sharif 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.

No other declarations of interest were received.

485 DISPENSATIONS

There were no dispensations.

486 CONFIRMATION OF MINUTES

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 26th March 2024 be signed by the Chairman as a true record.

487 PUBLIC QUESTIONS OR COMMENTS

There were no public questions or comments.

488 NOTICES AND INFORMATION

There were no notices or information.

489 **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.

Cllr R Sharif arrived to the meeting.

EPF/0384/24	108-110 High Street Epping CM16 4AF Mr Khawaja	Reversion of house into two separate dwellings with small extension to rear.
Committee have NO OBJECTION to this application provided the work is carried out under the supervision of the conservation officer at EFDC.		
EPF/0386/24	108-110 High Street Epping CM16 4AF Mr Khawaja	Grade II listed building application for the reversion of house into two separate dwellings with small extension to rear.
Committee have NO OBJECTION to this application provided the work is carried out under the supervision of the conservation officer at EFDC.		
EPF/0497/24	16 Centre Avenue Epping CM16 4JU Mr Ivan Mariacher	Ground floor rear extension, porch extension, first floor front, rear and side extension.
Committee have NO OBJECTION to this application.		
EPF/0474/24	Allotment Land Adj. 13 Griffins Wood Cottages and Ringinglow High Road Epping CM16 4DH Lands Improvement	Erection of two detached dwellings, detached garage, and creation of new means of access, with associated vehicle manoeuvring areas, car parking and landscaping.
<p>Committee STRONGLY OBJECT to this application.</p> <p>Committee are concerned about this development being proposed in a conservation area and within the Green Belt which is across the road from Epping Forest land. The committee consider that the design of the proposed dwellings do not fit within the streetscene beside the Griffins Wood cottages. The loss of allotments land to a housing development is also of concern to the committee. Finally, the loss of the many trees on the site is also not acceptable to the Committee with no adequate replacement planting information provided.</p> <p>The Committee note the EFDC's Tree team objection as well as the neighbouring Parish Council's objection to this application.</p> <p>Relevant policies: Local Plan 2011-2033: DM3, DM5, DM7B, DM9, DM10, , H1A, SP6 NPPF: para 8, 9, 142, 187 Emerging Epping Neighbourhood Plan: Policy 1, Policy 2, Policy 14, Policy 17 Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		

490 OTHERS

These are provided for information only, EFDC do not normally accept comments on these applications.

EPF/0575/24	Former School Centrepoint Building and Council Depot Land at St John's Road Epping CM16 4BD Qualis Commercial Ltd	Application for approval of details reserved by condition 28'Electric Charging Points' on planning permission EPF/0917/21 (Redevelopment of the former school buildings and depot. Demolition of five buildings and the retention of three locally listed buildings. Development to comprise erection of new apartment buildings and the conversion, extension and change of use of the existing locally listed Centrepoint building and Cookery School to provide a mix of residential units (Use Class C3) and ancillary communal amenity areas. Extension and refurbishment of two existing locally listed semi-detached caretaker cottages. Revised vehicular and pedestrian access from St Johns Road and new pedestrian access from High Street, all associated car and cycle parking, servicing, hard and soft landscaping and associated works).
Committee NOTED this application.		

491 EFDC PLANNING DECISIONS

Committee **NOTED** that no planning decisions had been received from Epping Forest District Council for this period.

The Chairman closed the meeting at 7.48pm.

Signature of Chairman

Date