



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 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

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, 24th January 2023** at **7.15pm** for the purpose of transacting the business as set out in the agenda below.

Beverley Rumsey
Town Clerk
18th January 2023

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 N Avey and Cllr C McCredie have requested an entry be made in the minutes to make it clear that, as members 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 10th January 2023.

(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/2885/22	39A Amesbury Close Epping CM16 4JA Mr David Smith	Proposed Loft conversion for new master bedroom on the loft plan with en-suite.
EPF/2912/22	Coppice Kendal Avenue Epping CM16 4PW Mr & Mrs Weise	Construction of a new roof with front and rear dormers.
EPF/2750/22	119 Bell Common Epping CM16 4DZ Mr and Mrs M Saunds	Single storey rear extension off existing kitchen to provide a shower, utility and boot room. The extension will have a hipped pitched roof.

8 **OTHERS:**

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

EPF/2916/22	Great Oak Coopersale Street Epping CM16 7PG Mr & Mrs C Compton	Application for Approval of Details reserved by conditions 3"types & colours", 5"surface water disposal", 7"hard & soft landscape works", 8"Tree Protection Plan", 9"details & location of parking spaces", 10"superfast broadband", 16"contamination" & 19"programme of archaeological work" for EPF/2705/19. (Demo of two existing outbuildings and erection of separate dwelling and garage, proposed new entrance arrangement to improve site ingress and egress to improve highway safety).
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Committee is requested to **NOTE** this information.

9 **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:

Delegated Cases:

GRANTED:

EPF/2236/22	9 Revival Court Half Moon Lane Epping CM16 4AH Mr Joseph Trinnaman	Proposed part conversion of existing terrace into a study and installation of roof lights
Committee have NO OBJECTION to this application.		
EPF/2017/22	237-243 High Street Epping CM16 4BP Marks and Spencer	Replacement of 11 no. signs.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.		
EPF/2141/22	31 Crows Road Epping CM16 5DE Mr Jonathan Dowling & Catherine Lawrence	Ground floor rear extension.
Committee have NO OBJECTION to this application.		
EPF/1934/22	12 Kendal Avenue Epping CM16 4PW Mr & Mrs Worby	Removal of existing conservatory and erection of single storey rear infill extension
Committee have NO OBJECTION to this application.		
EPF/2289/22	48 Hemnall Street Epping CM16 4LS Mr John Whalley	TPO/EPF/01/22 T1: Birch - Crown reduce height to give up to 1m clearance from overhead wires, as specified. Crown reduce lateral branches, as specified.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		
EPF/2401/22	Gardeners Barn Fluxs Lane Epping CM16 7PF Alix Saunders & David Meliveo	Grade II listed building application for internal alterations to cart lodge, to include new windows and new first floor door to external staircase.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.		
EPF/1366/22	Gardeners Barn, Fluxs Lane Epping CM16 7PF Alix Saunders & David Meliveo	Grade II listed building application for internal alteration/removals new work to 20 C partitions, new 20C partitions, new doorway in 18C wall, removal of 20C stair and relocation of stair in 20C floor. New windows & glazed doors in 20 C structure. There are no extensions to the existing envelope or groundworks proposed to disturb the existing sub strata.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.		
EPF/1307/22	Gardeners Barn Fluxs Lane Epping CM16 7PF Alix Saunders & David Meliveo	Internal alteration/removals new work to 20 C partitions, new 20C partitions, new doorway in 18C wall, removal of 20C stair and relocation of stair in 20C floor. New windows & glazed doors in 20 C structure. There are no extensions to the existing

		envelope or groundworks proposed to disturb the existing sub strata.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.		
EPF/1550/22	Existing surface level car park Cottis Lane Car Park Cottis Lane Epping CM16 5LL Qualis Commercial Ltd	Approval of Details pursuant to condition 12 Environmental Construction Management Plan and Condition 17 Construction Management Plan of permission EPF/2925/20 (Full application for the redevelopment of existing surface level car park comprising the demolition of public toilets and the construction of a multi-deck car park, cinema (sui generis), commercial floor space (mixed Class E), replacement public toilets and cycle store, all associated plant, together with new vehicular and pedestrian access, all hard and soft landscaping, and associated works).
Committee NOTED this application. However, Committee commented that they hoped that the existing public toilets would not be demolished and remain open and operational until the new public toilets are built and ready for use.		
EPF/1754/22	51 Tower Road Epping CM16 5EN Mr Matthieu Roure	Remodelling of existing house to include additional bedroom within the roof and extending at ground floor level to form an open plan living/kitchen/family space to the rear of the property.
Committee have NO OBJECTION to this application.		
EPF/2075/22	46 Station Road Epping CM16 4HN Mr and Mrs G Pomeroy	Removal of existing rear single storey extension with pitched roof. Proposed rear single storey extension with roof lanterns.
Committee have NO OBJECTION to this application.		
EPF/2486/22	36 Rayfield Epping CM16 5AD Mr and Mrs O Rankohi	Single storey side and rear extension with roof lantern over living room and two small rooflights over utility room
Committee have NO OBJECTION to this application.		

DISPOSED - application did not progress, no responses to emails to the agent, so the Local Planning Authority (EFDC) decided to stop it without it progressing to a decision.

EPF/1062/18	Land adj no 24 Vicarage Road Coopersale Epping Essex CM16 7RB Mr Chris Hoare	The proposed development is the erection of 2, two storey detached houses with rooms in the roof in place of the existing site (Tennis court and unused green area).
Committee OBJECT to this application. There are no details provided of the vehicle parking that would be provided on the proposed site. This street has very limited street parking and there is intense pressure on car parking in the area. The tree report provided is not up to date as there are a number of established trees proposed to be felled on the site. Relevant Policies: EFDC Combined Policies ST6, LL9		

WITHDRAWN

EPF/2396/22	Gardeners Barn Fluxs Lane Epping CM16 7PF Alix Saunders & David Meliveo	Internal alterations to cart lodge, to include new windows and new first floor door to external staircase.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.		

Delegated Cases:**REFUSED:**

EPF/1717/22	Rooftop at Epping Tower 33 High Street Epping CM16 4LY Cellnex UK Ltd	Proposed additions to existing base station installation.
Committee have NO OBJECTION to this application.		

COMMITTEE CASES**GRANTED** None**COMMITTEE CASES****REFUSED** None