



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, 13th June 2023** at **7.15pm** for the purpose of transacting the business as set out in the agenda below.

Beverley Rumsey
Town Clerk
7th June 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 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 23rd May 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.

A notification has been received from Essex County Council giving notice of a temporary closure Order of Queens Alley to all pedestrians from its junction with B1393 High Street to its junction with Hemnall Street, approximately 71 metres. The closure is scheduled to commence on 24th July 2023 or where appropriate signs are showing and weather permitting. The closure is required to allow for works to be carried out for an UKPN New Service Connection. The alternative route will be via the B1393 High Street, Clarks Lane, Hemnall Street and vice versa. The Order will come into effect on 24th July 2023 and may continue in force for six months, or until the works have been completed, whichever is the earlier. This Order may be extended by the Secretary of State if an extension is required. **(Attached)**

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/0842/23	323 Civic Offices Epping Forest District Council High Street Epping CM16 4BZ Seed Space 1 Limited	Advertisement consent for brushed stainless steel letter to display "Regus" below the "Epping Forest District Council" signage and brush stainless steel sign wall mounted on the original building adjacent to the bridge entrance to the car park.
EPF/0866/23	1 Hartland Road Epping CM16 4PH Mr and Mrs Robyn and Tony Mason	Garage conversion and upwards extension. Double storey plus loft side extension. Rear single storey extension. Rear lightwell, providing access to the basement. Demolition of chimney.

8 APPEALS

To consider the following Notices of Appeal as received from Epping Forest District Council since the date of the previous agenda and up until the date of this agenda.

EPF/2343/22	1 Theydon Place Epping CM16 4NH Mr and Mrs Paul and Lisa Saggars	Proposed alterations to garage, fenestration and construction detailing including enlarged and additional windows and rooflights within the first floor. Amended application to planning permission reference EPF/3219/17 – Retrospective.
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Decision taken by P&GP Committee - 8th November 2022

The Town Council Planning Committee considered this application and heard detailed submissions from both the applicant and objectors. Due to allegations made by the

objectors, the Town Council felt unable to support this application without the technical assistance of Planning Officers. Accordingly, the Town Council Committee **OBJECT** to this application on the basis that it would be appropriate that the issues raised by all the parties were properly considered by Plans East. Committee oppose retrospective planning applications such as this. All applications should be made prior to the commencement of works, following the correct procedures.
[Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.](#)

Committee is requested to **NOTE** this information.

9 **APPEALS**

To consider the following Notices of Appeal as received from Epping Forest District Council since the date of the previous agenda and up until the date of this agenda.

EPF/0043/23	67 Hemnall Street Epping Essex CM16 4LZ Mr Alan Curbishley	Proposed outbuilding.
<p><u>Decision taken by P&GP Committee - 7th February 2023</u></p> <p>Committee STRONGLY OBJECT to this application.</p> <p>The Committee acknowledged receipt of the amended plans with the height slightly reduced. However, the Committee agreed that the previous concerns have not been met and, the Committee commented that the height reduction is not enough. Committee commented on the overbearing orientation of the building in addition to the foundations already on the site were not acceptable. Committee oppose retrospective planning applications which show disregard for the planning system. All applications should be made prior to the commencement of works, following the correct procedures.</p> <p>The Committee acknowledges the objections from two neighbours to this amended application.</p> <p>Committee still stands by their previous comments. The proposed outbuilding will result in a loss of amenity for neighbouring properties, as it is too high and overbearing. This would result in a loss of natural light and overshadowing of the neighbouring gardens. The design of the outbuilding does not complement the setting, particularly as the building will be clearly visible to neighbouring properties due to its bulk and scale.</p> <p>The orientation of the outbuilding on the site will exacerbate the issues highlighted above and consideration should be given to its position and orientation to minimise any negative effects on immediate neighbours.</p> <p>Relevant policies: CP2 (iv), CP7, DBE2, DBE3, DBE9, DBE10 (Adopted Local Plan) Emerging Local Plan: DM9F, DM9J, DM10E, H1A (ii) and (iii) NPPF: Para 9, 127</p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		

Committee is requested to **NOTE** this information.

10 **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/0180/23	Vincent House Grove Lane Epping CM16 4LH Mr Nabolli	Extension of existing building to include new 3 storey extension and new roof extension to create 6 additional residential units and extension to enlarge already approved 4 residential units.
Committee have NO OBJECTION to this application.		

Delegated Cases:**GRANTED:**

EPF/0492/23	Flat 1 13 Station Road Epping CM16 4HG Miss India Gaythwaithe	TPO/EPF/16/82 T1: Holly - Crown reduce height by up to 1m, as specified. T2: Holly - Crown reduce height by up to 2m, 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/0510/23	237-243 High Street Epping CM16 4BP Marks & Spencer	Retrospective listed building consent for like for like repairs to existing timber panelled frontage.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.		
EPF/2188/22	Cottis Lane Car Park Cottis Lane Epping CM16 5LL Qualis Commercial Ltd	Application for Approval of Details reserved by conditions 3 (Floor levels) & 4 (Materials) for 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 have NOTED this application.		
EPF/0425/23	7 Griffins Wood Cottages High Road Epping CM16 4DH Mr Michael Allen	Erection of solar panels to rear slope of roof and out house.
Committee have NO OBJECTION to this application.		

Delegated Cases:**GRANTED:****(Subject to S106 Legal Agreement)**

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.		

Delegated Cases:**REFUSED:**

EPF/0773/23	Warehouse at Rear of 225 High Street Epping CM16 4BL Mountcharm Group	Demolition of Warehouse at Rear of Boots, 225 High Street Epping, (accessed off Cottis Lane) and Replacement with 6 No New Build Flats to be accessed off Cottis Lane. Change of Use from Planning Class B8 to C3 Residential.
Committee have NO OBJECTION to this application.		

Delegated Cases:**LAWFUL:**

EPF/0765/23	War Memorial Palmers Hill Epping CM16 Epping Town Council	Certificate of lawful development for proposed works to a listed building for repairs to damaged stonework.
Committee NOTED this application.		

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