



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, 25th July 2023 at 7.15pm** for the purpose of transacting the business as set out in the agenda below.

Beverley Rumsey
Town Clerk
19th July 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 11th July 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/1473/23	45 Tower Road Epping CM16 5EN Mr & Mrs Tim Brier	Proposed Two Storey Side extension, part two/part single storey rear extension, loft conversion.
EPF/1062/23	9 Kings Wood Park Epping CM16 6FA Mr & Mrs Terry O'Brien	2.2m Deep Rear Extension at Ground Floor, with extension at ground floor side. First Floor Rear Facade changes to add window and Juliet Balcony
EPF/1444/23	St Margaret's Hospital The Plain Epping CM16 6TN Rydon Maintenance Ltd	TPO/EPF/13/11 (Ref: T14-T19) T1-T5: 5 x Cherry - Crown lift to 3 metres above ground level, as specified. T8: 1 x Catalpa - Crown reduce and crown lift, as specified, to clear lamp column.

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:

Delegated Cases:

GRANTED:

EPF/0564/23	18 Kendal Avenue Epping CM16 4PW Sister Susan Asher	TPO/EPF/45/91 (Ref: T11) T1: Cypress - 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/0674/23	24 Kendal Avenue Epping CM16 4PR Mrs Becky	TPO/EPF/45/91 (Ref: G4) T1: Pine - Crown reduce by up to 1m, as specified. T2: Oak - Crown reduce, 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/0342/23	1-3 Coopersale Common Essex Epping CM16 7QS Ms Sharon Clapich	Retrospective application for ground floor rear extension and all associated works
Committee have NO OBJECTION to this application.		

However, Committee note that this is a retrospective application as the works have already been undertaken and would request applicants are properly deterred from this practice which undermines the system.		
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).
Committee NOTED this application.		
EPF/1796/22	Bower Terrace Bower Hill Epping CM16 7AP Mr Burnard Tishanth	Change of use of land for erection of a warehouse, use Class B8 (Storage or distribution) including warehousing and open air storage.
Committee have NO OBJECTION to this application.		
EPF/2315/22	39 Church Hill Epping CM16 4RA Mr James Waller	Convert existing brick-built garage into part studio, part storage area.
Committee have NO OBJECTION to this application.		
EPF/0494/23	56 St Johns Road Epping CM16 5DP Mr & Mrs J Delves	Proposed two storey rear extension and Cellar conversion
Committee have NO OBJECTION to this application.		
EPF/0710/23	57 Kings Wood Park Epping CM16 6FA Essex Tree Care Ltd	TPO/EPF/21/08 (Ref: T50 & T41) T19: Oak – Reduce lateral branches on property side, as specified. T41: Oak – Crown reduce, 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/0714/23	Oak Lodge Maltings Drive Epping CM16 6SH Mr Joe Cohen	TPO/EPF/01/81 (Ref: G3) T1: Oak - Crown lift to 6m above ground level, as specified. T2: Oak - Crown reduce on lawn side by up to 3m, as specified. T3: Holly - Reduce upper branches by up to 1.5m, 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/0692/23	57 Kings Wood Park Epping CM16 6FA Essex Tree Care Ltd	TPO/EPF/21/08 (Ref: T13 & T42) T8: Beech & T36: Oak – 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. The Committee asked about a replacement, what will be planted in its place of the two trees being felled if you can let us know what advice you will be giving the applicant in due course.		

Raise No Objection:

EPF/1065/23	5 Creeds Cottages High Road Epping CM16 4DE Claims Consortium Group	Bell Common Conservation Area T1, T2, T3: 3 x Field Maple & Ash - Fell. TG1: Mixed group (Elder, Holly, Hawthorn, Field Maple, Ash), within 10m of the house - Reduce to 2m in height and 1m in width. Repeat annually to maintain dimensions.
The Planning & Events Officer spoke to Epping Forest District Council (EFDC) about these types of application. It was for a Tree in a conservation area, not a protected tree, therefore EFDC no longer include these on the Weekly List given the six week turn around on them.		

Delegated Cases:**REFUSED:**

EPF/0875/23	Land adjacent to Ivy Chimneys Ivy Chimneys Road Epping CM16 4DU Mr Phil Knowles	Construction of an L-shaped bungalow on the remaining part site of the original Burleigh House, in Ivy Chimneys, Epping. The proposed bungalow is sited on previously developed land and in a location that has already been granted planning permission for a new building.
<p>Committee OBJECT to this application.</p> <p>While Committee acknowledge the plans with a new design of the proposed dwelling, there is still a lack of information to address the previous objection. Due to lack of information, the Town Council felt unable to support this application without the technical assistance of Planning Officers, Tree Team, and Conservation Officers. Accordingly, the Town Council Committee OBJECT to this application on the basis that it would be appropriate that the issues such as building a dwelling on the Green Belt area; the Tree Preservation Orders for the preservation of the Wellingtonia marked as T9 on the submitted arboricultural report and the finding of archeological remains on this historic site were properly considered by EFDC Plans East.</p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		
EPF/0898/23	69 Hemnall Street Epping CM16 4LZ Susan and Andrew Smith	New 3-bedroom private detached cottage with basement
<p>Committee STRONGLY OBJECT to this application.</p> <p>This proposal is an overdevelopment of a residential garden with a separate dwelling. Its size and bulk would result in extremely cramped development with very little garden for the new dwelling and it would have a negative effect on the street scene. The inappropriate development of residential gardens should be resisted.</p> <p>Committee acknowledge the neighbour's objection to this application. It would result in a loss of amenity for neighbouring properties in terms of loss of light, visual impact and overlooking.</p> <p>The site is too small to accommodate such a residential development and separate access for the proposed dwelling would be detrimental to Highway Safety, given its proximity to a busy junction.</p> <p>Relevant policies: Local Plan 2011-2033: DM9, DM10, H1A (ii) & (iii), DM9J, T1C (iv) NPPF para 71, 124d, 127</p>		

Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.

COMMITTEE CASES

GRANTED None

COMMITTEE CASES

REFUSED None