



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

Beverley Rumsey

Town Clerk

18th October 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 10th October 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

A notification has been received from Waldon Telecom about an existing telecommunications site located at Fairfield Water Tower, Fairfield Road, Epping, CM16 6TJ. Vodafone have identified a requirement for an upgrade to this existing installation to improve network coverage within the surrounding area. Please find the attached Consultation Letter and Drawings in regard to the proposed alterations to the existing Vodafone site at Fairfield Water Tower. The company want to consult with Epping Town Council and seek views on their proposal before proceeding with the works. As part of Vodafone's network improvement program, there is a specific requirement for a radio base station upgrade at this location to improve 4G and provide new 5G network coverage in the local area. The proposed upgrade comprises of the removal of 3 no. existing antennas, to be replaced by 3 no. new antennas, internal cabinet works and ancillary works thereto. This option has been chosen as it utilises an existing installation which will improve coverage with minimal changes to the equipment, reducing the visual impact on the surrounding area as far as technically possible.

(Attached)

Committee is requested to **CONSIDER** this matter and **DECIDE** what response is appropriate.

A notification has been received from Essex County Council (Essex Highways) giving notice of a planned Order to revoke the existing 'Resident Permit Holders Only A Mon-Fri 10am-4pm' restrictions near boundary of properties no 92 and 94 Hemnall Street in a south-westerly direction for an approximate distance of 5.2 metres to facilitate the construction of a new Vehicle Crossing/dropped kerb at 94 Hemnall Street. Any comments to the proposed scheme should be sent to Essex Highways by 10th November 2023.

(Attached)

Committee is requested to **CONSIDER** this matter and **DECIDE** what response is appropriate.

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/2104/23	58 Stewards Green Road Epping CM16 7PD Ms Julie Keen	The Property of this application, No 58 is a semi-detached pair with No 59. No 59 has been extended in the past with character additions. Similar extensions are proposed with a 2-storey subservient side extension, a front porch and a subservient rear extension, part 2 storey, part single storey.
EPF/1593/23	319A High Street Epping CM16 4DA Mr Aaron Reed	Grade II listed building application for alterations and change of use to first floor from offices to create a 2-bedroom flat.
EPF/2237/23	12 Ravensmere Epping CM16 4PS	Prior approval for the addition of one room on existing lower-level garage.

	Ms Melanie Eichhorn-Schurig	Front window facing the street will only be moved forward and will remain in the same position to existing front facing window. No side facing windows are proposed.
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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:

Withdrawn:

EPF/1908/23	9 Theydon Oak Coopersale Street Epping CM16 7QJ Mr Iain Moran	Grade II listed building consent for retention of three lightweight, temporary, timber sheds and one temporary cold storage unit.
Committee have NO OBJECTION to this application.		
EPF/1905/23	9 Theydon Oak Coopersale Street Epping CM16 7QJ Mr Iain Moran	Grade II listed building consent for retention of temporary pergola for outdoor seating and dining.
Committee have NO OBJECTION to this application.		
EPF/1906/23	9 Theydon Oak Coopersale Street Epping CM16 7QJ Mr Iain Moran	Grade II Listed building consent for retention of temporary barn style building for storage.
Committee have NO OBJECTION to this application.		

Delegated Cases:

GRANTED:

EPF/0782/23	12 Centre Avenue Epping CM16 4JU Epping Forest District Council	Construct single storey rear extension to provide bedroom and bathroom facilities for registered disabled person.
Committee have NO OBJECTION to this application.		
EPF/1688/23	196-198 High Street Epping CM16 4AQ ADC Ltd	Removal of existing shopfront and replace with new timber shopfront.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.		
EPF/1689/23	196-198 High Street Epping CM16 4AQ ADC Ltd	Advertisement consent for internally illuminated halo effect fascia signage and timber projecting signage.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.		
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.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.		

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.
Committee have NO OBJECTION to this application.		
EPF/1249/23	42 Tower Road Epping CM16 5EN Mr and Mrs F and S Cole and Mosley	Single storey side and rear extension with monopitch roofs with inset rooflights. Hip to gable roof extension with rear dormer window to facilitate a loft conversion.
Committee have NO OBJECTION to this application.		
EPF/0321/23	18 Chapel Road Epping CM16 5DS Mr and Mrs Jones	Retrospective consent for removal of existing sheds and installation of a garden summer house.
<p>Committee STRONGLY OBJECT to this application.</p> <p>Committee felt that this summer house proposal is oversized and overbearing. The proposed summer house 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. Committee also noted that this is a retrospective application. Committee are concerned and oppose retrospective planning applications as this shows disregard for the planning system. All applications should be concluded prior to the commencement of works, following the correct procedures.</p> <p>Relevant policies: Local Plan 2011-2033: DM9F, DM9J, DM10E, H1A (ii) and (iii) NPPF: Para 8b, 9, 127, 132</p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		
EPF/1745/23	73 Lindsey Street Epping CM16 6RD Lindsey Street Ltd	Application for approval of details reserved by condition 7 'Construction Method Statement' on planning permission EPF/2408/21 (Demolition of existing buildings and erection 10 residential dwellings (Use Class C3) with associated refuse storage, car and cycle parking, landscaping and associated infrastructure).
Committee have NO COMMENT to this application.		

Delegated Cases:**Raise No Objection:**

EPF/1899/23	1 Spriggs Court Palmer's Hill Epping CM16 6SD John Simmonds Property Management Ltd	Epping Conservation Area G1: Mixed (incl Conifer & Yew) - Reduce lateral branches, on side elevation, to achieve a 2m clearance from building.
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.		
EPF/1920/23	9A Church Hill Epping CM16 4RA Mrs Chris Walledge	Epping Conservation Area T1: Bay - Crown reduction of up to 2m. Crown thin by 20%.

		T2: Laurel - Crown reduction of up to 2m. Crown thin by 20%. T3: Hazel - Crown reduction of up to 2m. Crown thin by 20%.
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.		

Lawful:

EPF/1487/23	42 Stewards Green Road Epping CM16 7DA Mr Ian Edwards	Certificate of Lawful Development for replacement roof and chimney removal.
Committee have NO OBJECTION to this application.		

Not Lawful:

EPF/1680/23	12 Ravensmere Epping CM16 4PS Mrs Melanie Eichhom-Schurig	Prior approval for the enlargement to the dwelling by addition of one room on existing lower level garage.
Committee have NO OBJECTION to this application.		

Delegated Cases:**REFUSED:**

EPF/1229/23	32 Station Road Epping CM16 4HN Ms Katie Temperley	Ground floor porch extension to front elevation including change pitched roof to flat roof with parapet and brickwork to coursed render. Conversion of garage to Office and Utility room including, infill of existing garage door, change of pitched roof to flat roof with parapet and brickwork to coursed render. Projecting front hipped roof changed to gable roof. Removal of chimney. Replace existing splayed bay to ground floor rear elevation with square bay, alterations to fenestration and first floor rear extension to include new square bay and gable under crown roof. Replace clay plain roof tiles with Blue Black slate. Replacement windows throughout. Hip to gable conversion both sides, Re-pitch of roof to enable loft extension and conversion together with insertion of 2 new lead faced dormer windows to the rear elevation. First and second floor side extension to line walls with existing ground floor extension.
Committee have NO OBJECTION to this application.		
EPF/0997/23	45 Coronation Hill Epping CM16 5DT Miss Rebecca Mead	A ground floor and first floor side extension to the right of the property stepped back 300mm from the front wall line of the existing house, with

		internal alterations. External alterations to elevations, with a reduction to the original proposed roof height.
Committee have NO OBJECTION to this application.		

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