



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, 28th November 2023** at **7.15pm** for the purpose of transacting the business as set out in the agenda below.

Beverley Rumsey

Town Clerk

22nd November 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 14th November 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/2399/23	18 Bower Hill Epping CM16 7AD Mrs Eimhear Gowers	Part single / part double storey side and rear extension.
EPF/2483/23	The Coach House 3B Thornwood Road Epping CM16 6SX Mr T Ayres	Proposed single storey rear extension, side extension over existing garage, single storey rear extension and loft conversion involving front and rear dormer windows, other minor alterations. (Amendment to EPF/0319/23).
EPF/2509/23	10 Coopersale Street Epping CM16 7QJ Chloe Martin	Conversion of detached existing barn garage to home office / workshop.
EPF/2453/23	33 Severns Field Epping CM16 5AP Watson	TPO/EPF/42/09 (Ref: T3) T1: Sycamore - Fell and replace, as specified.

8 OTHERS:

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

EPF/2383/23	32 Bower Hill Epping CM16 7AL London Speed Ltd	Certificate of lawful development for confirmation that current use class includes B8 E (a,b,c,) (storage and distribution) or is permitted to change to E (a,b,c,d) (commercial, business and service) and Sui Generis (motor vehicle sales).
EPF/2386/23	35 The Drummonds Epping CM16 4PJ Mr D Hatcher	Certificate of lawful development for proposed garage conversion, additional side window and loft conversion with rear dormer.

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/1767/23	40 Bower Hill Epping CM16 7AL Mrs J Sakthi	Rear, Side & Loft extension.
NO OBJECTION		
EPF/1486/23	11A Institute Road Coopersale Epping CM16 7QY Mr P Jackson	Demolition of Existing Garage, Proposed Ground Floor Rear/Side Extension.
NO OBJECTION		
EPF/1893/23	14 Kendal Avenue Epping CM16 4PW Mr C Bastick	TPO/EPF/45/91 (Ref: T4) T1: Sycamore – Fell and replace as specified.
OBJECTION to tree being felled if not necessary but rely on the opinion of the arboricultural officer at EFDC.		
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.
Committee have NO OBJECTION to this application. However, Committee would request that consideration is given to the following: 1. (i) An angled roof line (acute angle) would be less dominant to the street scene. 2. (ii) Materials: The zinc/aluminium materials should be more in keeping with the design and character of the overall property. 3. (iii) Chimney: Its loss is regrettable as it enhances the character of the property. 4. (iv) Trees: The loss of a tree is regrettable and has a replacement been considered?		
EPF/1824/23 LBC	9 Theydon Oak Coopersale Street Epping CM16 7QJ Mr Iain Moran	Grade II listed building application for retrospective advertisement consent for two signs to front elevation.
NO OBJECTION		
EPF/1825/23	9 Theydon Oak Coopersale Street Epping CM16 7QJ Mr Iain Moran	Retrospective advertisement consent for two signs to front elevation.
NO OBJECTION		
EPF/1887/23	4 Theydon Place Epping CM16 4NH Mrs H Simpson	TPO/EPF/28/08 T9: Lime - Fell and replace as specified.
OBJECTION to tree being felled if not necessary but rely on the opinion of the arboricultural officer at EFDC.		
EPF/1834/23	23 Ivy Chimneys Epping CM16 4EL Mr Connor Fitzgerald hgh Consulting	Variation of condition 2 'Approved plans' and Condition 4 'Obscure Glazing' on planning permission EPF/2671/19 (Demolition of stables and hardstanding, excavation over site to reduce levels and removal of all from site. Provision of access road and turning head. Erection of three detached dwellings and garages

		including ancillary works and landscaping).
NO OBJECTION		
EPF/1936/23	14 Theydon Place Epping CM16 4NH Mr Bogdan Ivanov	TPO/EPF/28/08 T1: Cypress - Crown reduce, as specified. T2: Pine - 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/1677/23	Kendal Lodge Kendal Avenue Epping CM16 4PL Mrs C Little	Removal of existing rear conservatory, conversion of existing garage into habitable space. single and two storey side/rear extensions.
NO OBJECTION		
EPF/1826/23	9 Theydon Oak Coopersale Street Epping CM16 7QJ Mr Iain Moran	Retention of temporary pergola for outdoor seating and dining.
NO OBJECTION		
EPF/1949/23	1 Orchard Heights Sunnyside Road Epping CM16 4JP Ms S Michaels	Two storey side extension.
Committee have NO OBJECTION to this application.		
EPF/1938/23	69 Bell Common Epping CM16 4DZ Mr and Mrs T Fish	Conversion of existing garage into habitable space and to facilitate a new entrance into the dwelling. Existing entrance lobby and utility room to be converted into a larger utility room with new external door. Existing entrance canopy roof to be altered and small gable over existing entrance to be removed. Various internal wall alterations to open up the internal spaces. Existing roof over conservatory to be changed to a tiled roof. Existing windows and doors to be replaced with black Crittall style units. New external wall and window openings in kitchen. Rear lobby to be converted into a living space with bi folding doors.
Committee have NO OBJECTION to this application.		
EPF/1760/23	323 Civic Offices Condor Building High Street Epping CM16 4BZ Qualis Living Ltd	Advert consent for exterior window graphics and internal back wall.
NO OBJECTION but not enough detail about the advertisement and its siting. However, rely on the opinion of the conservation officer at EFDC.		
EPF/1774/23	51 Fairfield Road Epping CM16 6ST Mr Harmer	Ground floor single storey rear extension, replacement front porch, replacement windows, internal refurbishments.
NO OBJECTION		

EPF/1702/23	1A Tower Road Epping CM16 5EL Mr Andrew Forest	TPO/EPF/04/00 T3: Horse Chestnut - Crown reduce by up to 2m, as specified. Crown thin, 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/1940/23	The Barn Ground Floor 41 Church Hill Epping CM16 4RA Mrs Lesley List	TPO/EPF/07/98/G4 T4: Scots Pine - 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/1977/23	1 Coopersale Common Coopersale Epping CM16 7QS Mr Jack Mace	Redevelopment of dilapidated Granny Annex.
Committee have NO OBJECTION to this application. However, Committee request that any permission granted for this application is subject to a condition that states it must always be used as ancillary accommodation to the main dwelling and must not be used as a separate dwelling.		

Delegated Cases:**RAISE NO OBJECTION:**

EPF/2129/23	33 Bell Common Epping CM16 4DY Mr Terry Wise	Bell Common Conservation Area T1: Lime - Re-pollard to previous points.
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/2143/23	Winchelsea House High Road Epping CM16 4DD Miss Lisa Davies	Bell Common Conservation Area T1: Willow - Re-pollard to previous points. T2: Magnolia - Crown reduce height by 50%, selective prune back from neighbouring building and shape. T3: Laurel - Light crown reduction to shape.
The Planning & Events Officer spoke to Epping Forest District Council (EFDC) about these types of application. It was for Trees 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:**LAWFUL:**

EPF/1684/23	5 Lower Swaines Epping CM16 5ER Mr and Mrs Nigel Mary Lagden and O'Donnell	Certificate of Lawful Development for proposed loft conversion with rear dormer and front roof lights.
Committee NOTED this application.		

Delegated Cases:**REFUSED:**

EPF/1944/23	100 Hemnall Street Epping CM16 4ND	Single storey side/ infill extension
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	Ms Wendy Marsh	
Committee have NO OBJECTION to this application.		
EPF/1836/23	36 Spring Cottage Lindsey Street Epping CM16 6RE Mr Robertson	Single storey side and rear extension, loft conversion with raised ridge and proposed driveway for EV charging
NO OBJECTION		
EPF/1715/23	Bell Cottage, High Road Epping CM16 4DQ Mr Gary Matthews	Formation of replacement dwelling to include alterations to original dwelling approved in previous applications EPF/1488/21 and EPF/1784/22.
Committee could NOT AGREE to a decision with this planning application as there is insufficient information with the history of the site. Committee questioned why the existing building was allegedly demolished. Committee queried the status of the building when it seems to have been given permission to be demolished.		

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