



EPPING TOWN COUNCIL

EPPING HALL, ST JOHNS RD, EPPING, ESSEX CM16 5JU

Tel: 01992 579444 Fax: 01992 579446 e-mail: info@eppingtowncouncil.gov.uk

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, 23rd January 2024** at **7.15pm** for the purpose of transacting the business as set out in the agenda below.

Beverley Rumsey
Town Clerk
17th January 2024

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 9th January 2024.
(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/2619/23	Plot 21d, Land off Ivy Chimneys Road Epping CM16 4EL Essex Land and Build Developments	Erection of one detached residential dwelling including parking, landscaping, drainage and associated infrastructure.
EPF/0004/24	Falconry Court Bakers Lane Epping CM16 5DQ LTP Ipswich Ltd	External alterations (replacement fenestration).
EPF/0029/24	34 Bower Hill Epping CM16 7AL Mr and Mrs D Duggan	Removal of existing large covered car port to front of property. Removal of existing large covered car port to front of property. Roof remodelled to facilitate as loft room with rear dormer (Approved under application ref EPF/2044/22) Proposed first floor front and side extension over existing ground floor front and side extension. First floor set in by 1m off the boundary.
EPF/0031/24	6 The Maltings Palmers Hill Epping CM16 6SG T Space Architects	Grade II listed building application for Internal alterations to first floor. No exterior changes.

8 CONSULTATION

New application for a premises licence 183 High Street Epping Essex CM16 4BH (old Barclays building)

Please find attached a new premises application for this location, for a food led café/bar, this application is for the following licensable activities:

Late Night Refreshment Monday to Sunday 23.00 – 00.30

The Sale by Retail of Alcohol Monday to Sunday 10.00 – 00.00am On and Off the premises

Seasonal and non-standard timings

The premises may remain open for the sale of alcohol and the provision of late-night refreshment from the terminal hour for those activities on New Year's Eve through to the commencement time for those activities on New Year's Day

Opening Times

Monday to Sunday 08.00 – 00.30am

The consultation period for this application starts 11th January 2024 and ends 7th February 2024, any representations or comments must be submitted within this time period.

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

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/2088/23	13 Ravensmere Epping CM16 4PS KMDS Group	New first floor extension and roof, internal reconfiguration and changes to the external elevations.
Committee have NO OBJECTION to this application. However, Committee deeply regret the loss of another bungalow which is being turned into a house.		
EPF/1838/23	13 Hemnall Street Epping CM16 4LS Mrs E Morgan	Single storey rear extension and loft conversion with rear dormer.
No objection		
EPF/2495/23	40 Bower Hill Epping CM16 7AL Mrs Jess Sakthi	Rear, Side & Loft extension & new porch.
Committee have NO OBJECTION to this application.		
EPF/1619/23	75 Hemnall Street Epping CM16 4ND Mr Sheppard	Construction of first floor rear extension.
Committee have NO OBJECTION to this application.		
EPF/1643/23	Falconry Court, Bakers Lane Epping CM16 5DQ LTP Ipswich Ltd	Application for variation of condition 2 on planning approval EPF/2056/21 (Prior notification the change of use of offices to dwellings)
Committee have NO OBJECTION to this application.		
EPF/2561/23	73 Lindsey Street Epping CM16 6RD Lindsey Street Ltd	Application for approval of details reserved by condition 3 'Material' on planning permission EPF/2408/21 - allowed on appeal (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 NOTED this information.		

Delegated Cases:

REFUSED:

EPF/1556/23	2 Brickfield Road Coopersale Epping CM16 7QX Mr Nick Tsindides	New Rear Dormer to Loft, with reduced size Dormer to First Floor Roof.
Committee have NO OBJECTION to this application.		

EPF/2338/23	Newstead 19 Coopersale Common Coopersale Epping CM16 7QS Mr & Mrs Bernard and Julie Misell	The creation of a new detached single family dwelling on the land currently occupied by the front garden of the existing house with the retention of the existing house.
Committee reviewed this revised planning application and NOTED this information. However, Committee are not clear if the previous objections that the Town Council and District Council had have been addressed in this new application. Committee request that the District Council look at this revised application carefully as a planning application before making a decision.		

RAISE NO OBJECTION:

EPF/2549/23	37 Church Hill Epping CM16 4RA Dr Jonathan Waller	Epping Conservation Area T1: Fir - Fell and replace.
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.		

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