



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 February 2024** at **7.15pm** for the purpose of transacting the business as set out in the agenda below.

Beverley Rumsey
Town Clerk
7th February 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 23rd 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/0050/24	77-79 High Street Epping CM16 4BA Tesco	Retrospective installation of 1 x 42" media screen size-860(W)x2160(H)mm Screen size 530(W) x930(H)mm 3nos x 1250mm x 700mm flagpole signs, overall 3350mm height.
EPF/0094/24	87 Bower Hill Epping CM16 7AW Mr Alex Hang	Construction of front porch and front extension to existing garage
EPF/2778/23	Mill House Farm Theydon Road Epping CM16 4DL Mr Mike Phillips	Demolition of existing residential dwelling and associated buildings and erection of replacement dwelling.

8 OTHERS:

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

EPF/0076/24	Epping Laundry And Dry Cleaning Co Bower Hill Epping CM16 7AD Mr Reginald Mark Lemon	Certificate of lawful development for the existing uses at Epping Laundry facility located in the north western portion of the site - Class E(g)(iii) Former Laundry repair garage and later MOT centre located in the centre of the site - Class E(g)(iii) Two dwellinghouses located on eastern site frontage - Class C3 9 private leased vehicle garages in the centre of the site adjacent MOT centre
EPF/0134/24	319A High Street Epping CM16 4DA Mr Freddy Cole	Approval of Details Reserved by Condition 4 'Additional Drawings' of EPF/1593/23 (Grade II listed building application for alterations and change of use to first floor from offices to create a 2 bedroom flat).

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

9 CONSULTATION

Pre-Planning consultation for proposed Rooftop Installation Upgrade at Cornerstone, High Road, Epping CM16 4BA

Please find attached the pre-consultation letter and associated drawings for this site.
The company are asking for comments that Epping Town Council has on this proposal.
The closing date for this consultation is 16th February. **(Attached)**

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

10 CONSULTATION

Application for a Pavement Licence - Gail's Bakery, 227 High Street, Epping CM16 4BP

Please find attached an amended application for a pavement licence which was resubmitted and emailed to the Members in January because of the short deadline. All comments or representations were submitted within the consultation start date: Friday 26th January 2024, and ended: Thursday 1st February 2024

The hours sought were Monday to Sunday 07:00 – 18:00.

Please find attached the three consultation documents and two Epping Town Council representations which were sent back to Epping Forest District Council by the deadline. **(Attached)**

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

11 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/1314/23	44 Ivy Chimneys Epping CM16 4EP Mr and Mrs W Miller	Removal of existing PVCu Conservatory. Proposed single storey rear extension with flat roof with part pitched roof with lower eaves on west facing flank elevation.
Committee have NO OBJECTION to this application.		
EPF/2512/23	19 Bury Road Epping CM16 5ET Paul Cooper	Part single, part double storey rear extension, roof replacement to crown roof with rear dormer and side roof windows, along with alterations to fenestrations.
Committee have NO OBJECTION to this application.		
EPF/1986/23	3 Griffins Wood Cottages High Road Epping CM16 4DH Mr Lee Jose	Proposed garage and store.
Committee have NO OBJECTION to this application.		
EPF/2483/23	The Coach House 3B Thornwood Road, Epping CM16 6SX Mr T Ayres	Amendment to approved application ref: EPF/0319/23 (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).
Committee have NO OBJECTION to this application. However, the Committee question what minor amendments have been made from the previous application.		
EPF/1592/23	319A High Street Epping CM16 4DA M P Chartered Architects	Alterations and change of use to first floor from offices to create a 2 bedroom flat.
No objection		
EPF/1593/23	319A High Street Epping CM16 4DA M P Chartered Architects	Grade II listed building application for alterations and change of use to first floor from offices to create a 2 bedroom flat.
Committee have NO OBJECTION to this application in principal and committee agreed with the objection comments from the EFDC's conservation officer. Committee agreed that if any work is carried out, it should be under the supervision of the conservation officer at EFDC.		
EPF/2636/23	18 Fairfield Road Epping CM16 6SU Mr David King	Proposed two storey rear extension, alterations to front elevation including front porch. Internal and external alterations.
Committee have NO OBJECTION to this application.		
EPF/2453/23	33 Severns Field Epping CM16 5AP Watson	TPO/EPF/42/09 (Ref: T3) T1: Sycamore - Fell and replace, as specified.
Committee OBJECT to this application. Committee NOTE that no independent tree report has been supplied for an application that requires consent to fell a tree protected by a TPO. Committee request any work is carried out following the approval and supervision of the EFDC arboricultural officer.		

Delegated Cases:**REFUSED:**

EPF/1818/23	38 Centre Avenue Epping CM16 4JX Mr and Mrs Mebrate	Two storey rear extension.
Committee have NO OBJECTION to this application.		
EPF/2488/23	69 Hemnall Street Epping CM16 4LZ Susan and Andrew Smith	New 2-bedroom private detached cottage with basement
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.		
EPF/2524/23	Spring Cottage 36 Lindsey Street Epping CM16 6RE Mr Robertson	Single storey side and rear extension and proposed driveway for EV charging
Committee have NO OBJECTION to this application.		

RAISE NO OBJECTION:

EPF/0082/24	1 Griffins Wood Cottages High Road Epping CM16 4DH SMC Brown	Bell Common Conservation Area T1: Ash - Fell.
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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/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.
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Committee **NOTED** this application.

NOT LAWFUL:

EPF/2474/23	67 Hemnall Street Epping CM16 4LZ Mr and Mrs Curbishley	Certificate of lawful development for a proposed outbuilding.
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Committee **NOTED** this information. However, Committee have concerns from previous Town Council and District Council objections to when this was a planning application. Committee acknowledge the neighbour objection to this application. Committee request that the District Council look at this revised application carefully as a planning application. There are still questions about the elevations height of this outbuilding which cast doubt on this application being a lawful development.

COMMITTEE CASES

GRANTED None

COMMITTEE CASES

REFUSED None