



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, 26th March 2024** at **7.15pm** for the purpose of transacting the business as set out in the agenda below.

Beverley Rumsey

Town Clerk

20th March 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 12th March 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

A notification has been received from WHP Telecoms Ltd on behalf of Cellnex about a proposed communications installation at 33 High Street, Epping CM16 4LY. Please find the attached the Pre-planning Consultation Letter and Drawings in regard to the proposed upgrade to existing equipment and associated ancillary works. They are preparing to make an application to Epping Forest District Council, and it is possible that in due course the District Council may notify Epping Town Council about it.

(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/0458/24	St Margaret's Hospital, The Plain Epping, CM16 6TN Lawson Planning Partnership Ltd	Environmental Impact Assessment (EIA) Screening Request in connection with the proposed Community Diagnostic Centre at St Margaret's Hospital, Epping (Phase 1).
EPF/0358/24	14A Tower Road Epping CM16 5EL Mrs Sharon Berman	Single storey rear extension and existing utility room roof to be raised.
EPF/0389/24	183 High Street Epping CM16 4BH Loungers UK Limited	External alterations to existing building plus installation of plant and extract equipment.
EPF/0406/24	218 High Street Epping CM16 4AR Nationwide Building Society	Advertisement consent for various replacement signage.
EPF/0433/24	87 Bower Hill Epping CM16 7AW Mr Hang	Application to increase the width of existing dropped kerb from 3 no flat kerbs to 5 no flat kerbs.

8 OTHERS:

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

EPF/0493/24	9 Bower Vale Epping CM16 7AS Mrs Emma Whitcomb-Seed	Certificate of lawful development for proposed rear single storey side extension and hip to gable loft conversion with rear dormer.
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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:

Withdrawn:

EPF/1798/23	7 Beaconfield Avenue Epping CM16 5AU Mr Daniel Fordham	Small extension on the side of existing house.
No objection		

Delegated Cases:**GRANTED:**

EPF/2675/23	25 The Drummonds Epping CM16 4PJ Mrs Joanne Downey	Proposed Single Storey extension to rear of existing dwelling house to provide kitchen/dayroom.
Committee have NO OBJECTION to this application.		
EPF/2627/23	Theydon Bower Bower Hill Epping CM16 7AB John Simmons Property Management	TPO/EPF/01/23 T22: Birch - Fell, and replace, as specified. T28, T29 & T30: Birch – Crown reduce as specified. T35, T36 & T37: Cherry - Crown reduce by up to 2m, as specified. T47: Lime - Crown thin by up to 15%, 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/1827/23	9 Theydon Oak Coopersale Street Epping CM16 7QJ Mr Iain Moran	Retention of temporary barn style building for storage.
No objection		
EPF/2509/23	10 Coopersale Street Epping CM16 7QJ Chloe Martin	Conversion of detached existing barn garage to home office/workshop.
Committee have NO OBJECTION to this application. However, the 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.		
EPF/1828/23	9 Theydon Oak Coopersale Street Epping CM16 7QJ Mr Iain Moran	Three lightweight, temporary, timber sheds and one temporary cold storage unit.
No objection		
EPF/2750/23	3 Oakleigh Rise Epping CM16 7BL Mr & Mrs Tim and Wendy Adams	A first floor rear extension (on top of the single floor rear extension granted in June 1987) is sought. The dimensions therefore follow the June 1987 application, specifically 5.93m wide, by a depth of 2.18m. No additional footprint is sought. The revision of the original application EPF/1263/22 granted in November 2022 is that the exterior finish of the

		rear extension on the first floor from the brick work to rendered block work. In addition, we are looking to remove the chimney from the house from the chimney pot on the roof down to the ground floor removing the chimneys breasts in bedroom 3 and the lounge.
Committee have NO OBJECTION to this application.		
EPF/2399/23	18 Bower Hill Epping CM16 7AD Mrs Eimhear Gowers	Part single/part double storey side and rear extension
Committee have NO OBJECTION to this application.		
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. 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.
Committee have NO OBJECTION to this application.		
EPF/0094/24	87 Bower Hill Epping CM16 7AW Mr Alex Hang	Construction of front porch and front extension to existing garage.
Committee have NO OBJECTION to this application.		
EPF/2451/23	45 Coronation Hill Epping CM16 5DT Ms Rebecca Mead	Two storey side extension and internal alterations.
Committee have NO OBJECTION to this application.		
EPF/2774/23	1 Coopersale Common Coopersale Epping CM16 7QS Robert Blake Designs	Redevelopment of dilapidated Granny Annex.
Committee have NO OBJECTION to this application.		
EPF/0004/24	Falconry Court Bakers Lane Epping CM16 5DQ LTP Ipswich Ltd	External alterations (replacement fenestration).
Committee have NO OBJECTION to this application.		
EPF/2564/23	Forest House Thornwood Road Epping CM16 6SX Specialist Garden Centre	TPO/EPF/07/98 T13: Cypress - Crown reduce by up to 1m, as specified. T14: Redwood - 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.		

Delegated Cases:**REFUSED:**

EPF/2747/23	5 Kendal Avenue Epping CM16 4PN BRD Tech Ltd	Loft addition and alterations.
Committee have NO OBJECTION to this application.		

COMMITTEE CASES

GRANTED None

COMMITTEE CASES

REFUSED None