



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, 22nd August 2023** at **7.15pm** for the purpose of transacting the business as set out in the agenda below.

Beverley Rumsey

Town Clerk

16th August 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 8th August 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/1606/23	2 Crossing Road Epping CM16 7BG	Alteration and Extension to existing dwelling to create a pair of semi-detached dwellings.
EPF/1702/23	1A Tower Road Epping CM16 5EL	TPO/EPF/04/00 T3: Horse Chestnut - Crown reduce by up to 2m, as specified. Crown thin, as specified.
EPF/1688/23	196-198 High Street Epping CM16 4AQ	Removal of existing shopfront and replace with new timber shopfront.
EPF/1689/23	196-198 High Street Epping CM16 4AQ	Advertisement consent for internally illuminated halo effect fascia signage and timber projecting signage.

8 OTHERS

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/1740/23	Former School, Centrepoint Building and Council Depot, Land at St John's Road, Epping CM16 4BD	Application for approval of details reserved by condition 17 'Construction Management Plan' and condition 22 'Flood Risk and Drainage' on planning permission EPF/0917/21 (Redevelopment of the former school buildings and depot. Demolition of five buildings and the retention of three locally listed buildings. Development to comprise erection of new apartment buildings and the conversion, extension and change of use of the existing locally listed Centrepoint building and Cookery School to provide a mix of residential units (Use Class C3) and ancillary communal amenity areas. Extension and refurbishment of two existing locally listed semi-detached caretaker cottages. Revised vehicular and pedestrian access from St Johns Road and new pedestrian access from High
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		Street, all associated car and cycle parking, servicing, hard and soft landscaping and associated works).
EPF/1684/23	5 Lower Swaines Epping CM16 5ER	Certificate of lawful development for proposed loft conversion with rear dormer and front roof lights.
EPF/1766/23	40 Bower Hill Epping CM16 7AL	Prior approval for 8m deep single storey extension, height to eaves 2.86m and maximum height 2.86.

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/1197/23	5 Kendal Avenue Epping CM16 4PN Mr Gareth Knight	Proposed replacement garage and front extension with additional first floor.
<p>Committee OBJECT to this application.</p> <p>The Committee note and agree with EFDC's Conservation Team objection which is that the development is of a larger scale than what is already in place and would cause significant harm to this non-designated heritage building.</p> <p>The Committee also note and agree with EFDC's Tree Team objection which states that there is a lack of information especially that no tree report is provided given that there are Tree Protection Order trees in place on the site and could be affected.</p> <p>Relevant policies: DM5, DM7, DM9, SP6 (Epping Forest Local Plan 2011-2033) (2023) 131, 189, 194, 195, 197, 203, 206 paragraphs NPPF (2021)</p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		

Delegated Cases:

GRANTED:

EPF/1001/23	4 Theydon Place Epping CM16 4NH Mrs Helen Simpson	TPO/EPF/28/08 (Ref: T11 & T15) T1 & T2: 2 x Lime - Crown reduce height, as specified.
<p>Committee have NO OBJECTION to this application provided the tree work is carried out under the supervision of the arboricultural officer at EFDC.</p>		
EPF/1218/23	32 Bridge Hill Epping CM16 4ER Ella Revan	Proposed rear extension, ground floor plan redesign and all associated works at 32 Bridge Hill, Epping, CM16 4ER
<p>Committee have NO OBJECTION to this application.</p>		
EPF/0963/23	The Croft 1 Kendal Avenue Epping CM16 4PN Julian Knight	TPO/EPF/21/93 (Ref: T9) T1: Beech - Selective reduction of laterals by up to 1.5m, as specified.
<p>Committee have NO OBJECTION to this application provided the tree work is carried out under the supervision of the arboricultural officer at EFDC.</p>		
EPF/1259/23	13 Ravensmere Epping CM16 4PS Mr D Goulding	Prior approval for enlargement to dwelling by construction of proposed second floor and roof.
<p>Committee have NO OBJECTION to this application.</p> <p>However, Committee deeply regret the loss of another bungalow which is being turned into a house.</p>		

EPF/1216/23	Hope House 1A Allnutts Road Epping CM16 7BD Mr S Barron	Retrospective application for an existing raised deck at the rear of the dwelling. The site levels necessitate a raised deck outside the rear living room doors. The deck has a winding stair flight to access the rear patio. The deck is 1090mm high measured from patio level. The balustrade is 1100mm to comply with building regulations. The balustrade material is glass and stainless steel.
Committee have NO OBJECTION to this application. However, Committee felt that the materials used were not in keeping with the streetscene. Committee also noted that this is a retrospective application from the applicant, which, shows disregard for the planning system.		
EPF/1303/23	22 Kendal Avenue Epping CM16 4PW Ms M Starling	Proposed glazed side extension with monopitch tiled roof. The side extension will be constructed off an existing raised concrete slab and foundations. No ground excavation is proposed.
Committee have NO OBJECTION to this application.		
EPF/0587/23	52 St Johns Road Epping CM16 5DP Mr Jamie Borg	Proposed construction of raised wooden deck with privacy fence panels and underneath storage area.
Committee have NO OBJECTION to this application.		
EPF/0907/23	Former Ambulance Station, The Plain Epping CM16 6TL Plain Land Ltd c/o RMP Prop	Application to vary condition 2 'Plan no's on EPF/1408/22 (Construction of 2 No. dwellings, alongside associated development)
Committee have NO OBJECTION to this application.		
EPF/0842/23	323 Civic Offices Epping Forest District Council High Street Epping CM16 4BZ Seed Space 1 Limited	Advertisement consent for brushed stainless steel letter to display "Regus" below the "Epping Forest District Council" signage and brush stainless steel sign wall mounted on the original building adjacent to the bridge entrance to the car park.
Committee OBJECT to this application. While this is for advertisement consent, it is a Listed Building in a conservation area. Committee, once again, agrees with the EFDC Conservation Officer's comments as follows: <i>"The information submitted with the application is inadequate, such that we are unable to consider the impact of the proposal on the significance of the listed building and are unable to satisfy ourselves that the proposed works would preserve the special character of the Civic Offices. The proposed Regus sign, positioned to the main frontage, directly below the existing sign of the EFDC, would visually compete with the original and primary use and function of the Civic Offices, eroding its special character as a municipal building."</i> Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.		
EPF/1056/23	33 Bury Road Epping CM16 5ET Mr Whippy	Proposed Front dormer roof extensions and internal alterations.
Committee have NO OBJECTION to this application.		

Delegated Cases:

REFUSED:

EPF/1153/23	206-208 George And Dragon, High Street Epping CM16 4AQ Mitchells & Butlers	Grade II listed building application for the erection of a 'stretch tent' type canopy structure within the rear courtyard.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.		
EPF/1138/23	206-208 George And Dragon, High Street Epping CM16 4AQ Mitchells & Butlers	Erection of a 'stretch tent' type canopy structure within the rear courtyard.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.		
EPF/0558/23	Rooftop at Epping Tower 33 High Street Epping CM16 4LY Cellnex UK Ltd	Grade II listed building consent for proposed Additions to Existing Base Station installation at Rooftop at Epping Tower.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.		
EPF/0554/23	Rooftop at Epping Tower 33 High Street Epping CM16 4LY Cellnex UK Ltd	Proposed Additions to Existing Base Station installation at Rooftop at Epping Tower.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.		
EPF/1187/23	Falconry Court Bakers Lane Epping CM16 5DQ Mr M Winegarten LTP Ipswich Ltd	Prior notification the change of use of offices to dwellings.
Committee have NO OBJECTION to this application.		
EPF/1265/23	1 Coopersale Common Coopersale Epping CM16 7QS Mr Jack Mace	Redevelopment of dilapidated ancillary 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:

NOT LAWFUL:

EPF/1252/23	171-173 High Street Epping CM16 4BL Mr S Rackham (Agent) Rackham Planning Ltd	Prior Approval for use of the upper floors of 171 High Street, Epping as two residential flats above the ground floor retail unit in accordance with Schedule 2 Part 3 Class G of the Town and Country Planning (General Permitted Development) (England) Order.
Committee have NO OBJECTION to this application.		
EPF/1251/23	177 High Street Epping CM16 4BL Mr S Rackham (Agent)	Prior Approval for the use of the upper floors of 177 High Street, Epping as two residential flats above the ground

	Rackham Planning Ltd	floor retail unit in accordance with Schedule 2 Part 3 Class G of the Town and Country Planning (General Permitted Development) (England) Order.
Committee have NO OBJECTION to this application.		

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