

MINUTES of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. Johns Road, Epping on **Tuesday, 10th January 2023 at 7.15pm.**

PRESENT: Cllr N Avey (Chairman)
Cllr B Scruton (Vice Chairman and Mayor - *ex officio*)
Cllr S Baker
Cllr C Burgess (Deputy Mayor - *ex officio*)
Cllr C McCredie
Cllr G Scruton
Cllr M Wright

IN ATTENDANCE: No members of the press or one member of the public were present.

OFFICER: Geraldine Vallis (Planning & Events Officer)

314 APOLOGIES FOR ABSENCE

No apologies for absence were received.

315 DECLARATIONS OF INTEREST

Item 7 Planning Applications (Non-Pecuniary)

Cllr N Avey and Cllr Cherry McCredie requested an entry to be made in the minutes, to make it clear, that as members of both the Town and District 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.

No other declarations of interest were received.

316 DISPENSATIONS

There were no dispensations.

317 CONFIRMATION OF MINUTES

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 13th December 2022 be signed by the Chairman as a true record.

318 PUBLIC QUESTIONS OR COMMENTS

There were no public questions or comments.

319 **NOTICES AND INFORMATION**

There were no notices or information.

320 **PLANNING APPLICATIONS**

Committee **CONSIDERED** the following planning and tree applications received from Epping Forest District Council since the date of the previous meeting until the date of this agenda.

EPF/2731/22	16 Centre Avenue Epping CM16 4JU Mr Ivan Mariacher	Ground floor front and rear extension, first floor front, rear and side extension and roof extension by introduction of a rear dormer.
Committee have NO OBJECTION to this application.		

Cllr Barbara Scruton enters the meeting.

EPF/2748/22	15 High Street Epping CM16 4AY Mr and Mrs D Pughsley	The works proposed development is a front entrance porch with pitched roof. Also, other cosmetic changes to improve the appearance of the property in the street scene include - 1. Plinth brickwork to base of elevation walls. 2. Vertical timber detailing to front gables. 3. Replacement windows with improved design and detailing.
Committee have NO OBJECTION to this application.		

EPF/2747/22	32 Station Road Epping CM16 4HN Ms Katie Temperley	Ground floor porch extension to front elevation including change pitched roof to flat roof with parapet and brickwork to coursed render. Conversion of garage to Office and Utility room including, infill of existing garage door, change of pitched roof to flat roof with parapet and brickwork to coursed render. Projecting front hipped roof changed to gable roof. Removal of chimney. Replace existing splayed bay to ground floor rear elevation with square bay, alterations to fenestration and first floor rear extension to include new square bay and gable under crown roof. Replace clay plain roof tiles with Blue Black slate. Replacement windows throughout.
Committee have NO OBJECTION to this application.		

Cllr Mari-Louise Whitbread enters the meeting.

A member of the public enters the meeting.

EPF/1977/22	Land adjacent to Ivy Chimneys (formerly Burleigh House) Ivy Chimneys Road Epping CM16 4DU Mr Phil Knowles	Erection of new chalet bungalow.
<p>The Town Council Planning Committee considered this application. Due to lack of information, the Town Council felt unable to support this application without the technical assistance of Planning Officers, Tree Team, and Conservation Officers. Accordingly, the Town Council Committee OBJECT to this application on the basis that it would be appropriate that the issues such as building a dwelling on the Green Belt area; the Tree Preservation Orders for the preservation of the Wellingtonia marked as T9 on the submitted arboricultural report and the finding of archeological remains on this historic site were properly considered by EFDC Plans East.</p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		
EPF/2763/22	20 Lindsey Street Epping CM16 6RB Mr T Copsey	Grade II Listed Building application for proposed replacement windows.
<p>Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.</p>		
EPF/2774/22	18 Oak Road Epping CM16 5DJ Miss Melissa Wise	New raised decking area. Decking is dropped by 500mm from the interior house level and therefore contains 3 steps leading from the house. Materials will be: composite decking boards with a metal and glass balustrade.
<p>Committee have NO OBJECTION to this application.</p>		
<p><i>Cllr Richard Griffiths and Cllr John Duffell enters the meeting.</i></p>		
EPF/2791/22	24 Bury Road Epping CM16 5EU Mr and Mrs B Wood	Rear dormer window and minor side elevation roof alterations to facilitate a loft conversion. Garage conversion into part utility room and part for the purpose of household storage.
<p>Committee have NO OBJECTION to this application.</p>		
<p><i>Cllr Hugh Pegrum enters the meeting.</i></p>		
EPF/2772/22	7 Meadow Road Epping CM16 5BW Mr Lewis Tillett	Front extension to existing property and erection of a granny annexe.
<p>Committee have NO OBJECTION to this application.</p>		
EPF/2851/22	7 Upper Swaines Epping CM16 5EP Mr Richard Morris	Replacement garage and attached hobby room and garden room.
<p>Committee have NO OBJECTION to this application.</p>		
EPF/2857/22	67 Coronation Hill Epping CM16 5DT	A First floor side extension and ground floor front extension to the property with

	Ms Aleisha Charlton	internal alterations. External alterations to elevations. Construction of a dropped kerb.
Committee have NO OBJECTION to this application.		
EPF/1796/22	Bower Terrace Bower Hill Epping CM16 7AP Mr Burnard Tishanth	Change of use of land for erection of a warehouse, use Class B8 (Storage or distribution) including warehousing and open air storage.
Committee have NO OBJECTION to this application.		

321 **OTHERS**

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

EPF/2754/22	4 Kendal Avenue Epping CM16 4PN Mr Virk	Application for a Lawful Development certificate for a proposed construction of a rear outbuilding.
Committee NOTED this application.		
EPF/2776/22	323 Civic Offices Epping Forest District Council High Street Epping CM16 4BZ Qualis Living Ltd	Application for Approval of Details reserved by conditions 18" construction management", 25" Ecological Mitigation Timetable", 26" Biodiversity Enhancement Strategy", 30" contamination" & 37" ventilation" for EPF/0919/21. (The redevelopment of the existing office building and car park. Demolition of the existing office building and alterations to connection to existing Listed Civic Centre. Development to comprise new apartment buildings and houses to provide a mix of residential units (Use Class C3), revised vehicular and pedestrian access from High Street, all associated car and cycle parking, servicing, hard and soft landscaping and associated works).
Committee NOTED this application.		

322 **NOTICE OF APPEAL**

EPF/1687/22	12 Ravensmere Epping CM16 4PS M Eichhom-Schurig	Retrospective Householder application for a window on the southern elevation.
<u>Decision taken by P&GP Committee – 13th September 2022</u>		
Committee have NO OBJECTION to this application. Epping Town Council do not support retrospective applications and would request that the glazing is obscure and does not cause any nuisance or lack of amenity for neighbours.		

Committee **NOTED** the above appeal.

323 **STREET NAMING AND NUMBERING**

Add property name to 25A Lindsey Street, Epping, CM16 6RB The property has now been allocated a new name. The postal address now reads as follows:-

Robin House

25A Lindsey Street Epping

CM16 6RB

Committee **NOTED** the above.

324 **EFDC PLANNING DECISIONS**

Committee **NOTED** that no planning decisions had been received from Epping Forest District Council for this period.

The Chairman closed the meeting at 8.06pm.

Signature of Chairman

Date