

MINUTES of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. Johns Road, Epping on **Tuesday, 11th April 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

IN ATTENDANCE: One member of the press and one member of the public were present.

OFFICER: Geraldine Vallis (Planning & Events Officer)

473 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Michael Wright.

474 DECLARATIONS OF INTEREST

Item 7 Planning Applications (Non-Pecuniary)

Cllr Barbara Scruton declared a non-pecuniary interest in application EPF/0564/23 18 Kendal Avenue because she lives on that road.

Cllr Nigel Avey announced that he has left the Epping branch of the Conservative party. At the current time, Cllr Avey is sitting as an independent councillor with Epping Town Council and Epping Forest District Council which was noted by the rest of the Planning & General Purposes Committee.

Cllr N Avey and Cllr C McCredie have requested an entry be made in the minutes to make it clear that, as members 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.

475 DISPENSATIONS

There were no dispensations.

476 CONFIRMATION OF MINUTES

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 21st March 2023 be signed by the Chairman as a true record.

477 PUBLIC QUESTIONS OR COMMENTS

There were no public questions or comments.

478 NOTICES AND INFORMATION

There were no notices or information.

479 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.

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| 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/0540/23 | Cottis Lane Car Park Cottis Lane Epping, CM16 5LL Qualis Commercial Ltd | Variation to condition 2' to include interim phase drawing' and condition 26' Number of EV Charging Points' on planning permission EPF/2925/20 (Full application for the redevelopment of existing surface level car park comprising the demolition of public toilets and the construction of a multi-deck car park, cinema (sui generis), commercial floor space (mixed Class E), replacement public toilets and cycle store, all associated plant, together with new vehicular and pedestrian access, all hard and soft landscaping, and associated works) |
| Committee have NO OBJECTION to this application. | | |
| EPF/0494/23 | 56 St Johns Road Epping CM16 5DP Mr & Mrs J Delves | Proposed two storey rear extension and Cellar conversion |
| Committee have NO OBJECTION to this application. | | |
| EPF/0492/23 | Flat 1 13 Station Road | TPO/EPF/16/82 T1: Holly - Crown reduce height by up to |

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| | Epping CM16 4HG Miss India Gaythwaithe | 1m, as specified. T2: Holly - Crown reduce height by up to 2m, 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/0564/23 | 18 Kendal Avenue Epping CM16 4PW Sister Susan Asher | TPO/EPF/45/91 (Ref: T11) T1: Cypress - Fell and replace, as specified. |
| Committee OBJECT to this application due to lack of information to support the felling of this TPO tree. Committee agreed that a tree report should have been produced as a minimum. Committee commented that the application does not confirm what the tree would be replaced with as it states 'as specified.' Local Plan 2011-2033: SP6 Epping Town Council confirm they will attend and speak at Plans East to object to this proposal. | | |
| EPF/0425/23 | 7 Griffins Wood Cottages, High Road Epping CM16 4DH Mr Michael Allen | Erection of solar panels to rear slope of roof and out house. |
| 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/0597/23 | 4 Kendal Avenue Epping CM16 4PN Mr Virk | Removal of condition 8 existing access and variation to condition 2 on planning permission EPF/3050/21 (Demolition of existing dwelling and construction of a new dwelling). |
| Committee OBJECT to this application. Committee object to the removal of this condition as it was put in place by Epping Forest District Council as advised by Essex County Council's Highways department. The reason this was put in place was for traffic management "to ensure the removal of and to preclude the creation of unnecessary points of traffic conflict in the highway in the interests of highway safety." Local Plan 2011-2033: T1 NPPF: 110, 111 Epping Town Council confirm they will attend and speak at Plans East to object to this proposal. | | |
| EPF/0295/23 | 12 Hillcrest Way Epping CM16 7AR Mr Douglas Cameron | The proposed works are for a rear extension and additional exterior decking to provide outdoor amenity space from the extension. The proposed use of the rear extension is to extend the current kitchen. |
| Committee have NO OBJECTION to this application. | | |

Demolition of two existing outbuildings and erection of separate dwelling and garage, proposed new entrance arrangement to improve site ingress and egress to improve highway safety. Planning Application EPF/2705/19

REQUEST TO REGISTER A POSTAL ADDRESS TO THIS DEVELOPMENT:

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| Address | Hawthorn Cottage Coopersale Street Epping CM16 7PG |
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Committee **NOTED** the above.

481 CONSULTATION WITHDRAWN

To **NOTE** the withdrawal of the following applications as received from Epping Forest District Council since the date of the previous agenda and up until the date of this agenda.

New premises application for 26 High Street Epping Essex CM16 4AE

New application and floor plans for the above location, this application suggests it is for a wine bar with a restaurant for the following licensable activities:

- The Provision of Live Music
- The Provision of Recorded Music
- The Provision of Late Night Refreshment and
- The Sale by Retail of Alcohol, On and Off Sales
- Monday to Thursday 12.00 – 23.00, Friday to Saturday 12.00 – 01.00am, Sunday 12.00 – 22.00
- Opening time as above

The Consultation period of 28 days starts **28th February 2023** and ends **27th March 2023**, any comments or representations must be submitted within this time period.

Committee **CONSIDERED** the above consultation and **DECIDED** that they had no comment or objection to make about this consultation.

Please be advised that this application has now been withdrawn and the need for the Licensing Sub Committee hearing on the **18th April 2023** will be cancelled. It is anticipated that we will receive a new application for this premises at a later date, all persons who submitted a representation of objection will be notified of the cancellation of the hearing.

Committee **NOTED** this information.

482 PLANNING DECISIONS

The Planning & Events Officer confirmed that the following EPF/1592/22 55 Hemnall Street which is in the Delegated Cases Granted section should have been in the Committee Cases Granted section as the application was discussed at the most recent EFDC Plans East meeting.

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:

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| EPF/2619/22 | Wayside Cottage Bury Lane Epping CM16 5HF Fox | TPO/EPF/04/97 (Ref: G1) T1: Oak - Reduce height and lateral stems up to 2.5m, thin crown 15%, lift crown to 6m |
| Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC. | | |
| EPF/1570/22 | 39 Severns Field Epping CM16 5AP Mr Richard Adley | Raising of the Roof Ridge Height 450mm to accommodate proposed loft conversion. |
| Committee have NO OBJECTION to this application. | | |
| 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. |
| Committee have NO OBJECTION to this application. | | |
| EPF/0194/22 | Falconry Court Bakers Lane Epping CM16 5DQ e Metro Property Unit Trust | Application for Approval of Details reserved by condition 3"written notification, Regulation 77" for EPF/2056/21. (Application to determine if Prior Approval is required for a proposed Change of Use from offices (Class B1(a)) to dwellinghouses (Class C3). |
| Committee have NO COMMENT to this prior approval application. However, Committee asked if this proposal is granted by EFDC, will this number of units proposed be reduced in the Local Plan to take account of this development. | | |
| EPF/1704/22 | 66A The Plain Epping CM16 6TW Mr Don Benton | This is an amendment to an approved application Reference Number: EPF/0620/21 Front canopy. Construction of a new garage to the side. Construction of a new boundary wall and adding new cladding for the upper floor (retrospective) |
| Committee have NO OBJECTION to this application. However, Committee still upheld their comment about the trees that are to be felled on the Tree Protection Plan, but no provision made for planting replacements. Committee oppose retrospective planning applications which show disregard for the planning system. All applications should be made prior to the commencement of works, following the correct procedures. | | |
| EPF/2695/22 | 179 Lindsey Street Epping CM16 6RF Mr Les Burrows | TPO/EPF/36/98 T1-T5: Cypress - Reduce lateral stems by up to 2.5m, crown lift as specified. T5: Norway Maple- Reduce lateral stems by up to 2.5m, as specified. T6: Ash - Reduce lateral stems by up to 2.5m, crown lift to 6m, as specified. |
| Committee have NO OBJECTION with the work provided it is carried out under the | | |

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| supervision of the arboricultural officer at EFDC. | | |
| EPF/2885/22 | 39A Amesbury Close Epping CM16 4JA Mr David Smith | Proposed Loft conversion for new master bedroom on the loft plan with ensuite. |
| Committee have NO OBJECTION to this application. | | |
| EPF/1697/22 | Bakers Cottage Fluxs Lane Epping CM16 7PE Mr Hagger | Application for Approval of Details Reserved by Conditions 5 'Surface water drainage' 6 'Contaminated land' 7 'Archaeology Method Statement' and 8 'Materials' for EPF/1905/21 (Demolition of existing conservatory, internal alterations to existing building) |
| Committee have NO OBJECTION to this application. | | |
| EPF/1592/22 | 55 Hemnall Street Epping CM16 4LZ Mrs S Buckley | Removal of existing conservatory. Two storey side extension. Single storey rear extension. |
| <p>Committee OBJECT to this application.</p> <p>Committee commented that this proposal is overdevelopment and will affect the streetscene with the loss of the arch which is a feature of the row of three houses on this part of Hemnall Street.</p> <p>Committee are also concerned about the felling and removal of the T7 Crab Apple, T8 Pine and T9 Cedar trees to facilitate the development which is listed in the tree report provided. Committee commented that this is a leafy street and the loss of three trees will have a detrimental effect on the streetscene.</p> <p>Relevant policies: CP2 (i) and CP2 (iv), CP7, DBE2, DBE9 (i), DBE10 (i) and (ii), H3A, LL7, LL8, LL9, LL10 (Local Plan 1998 & Alterations 2006) DM9F, DM10E, H1A (ii) and (iii), SP6 (Emerging Local Plan) NPPF: Para 9, 131</p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p> | | |
| EPF/2724/22 | Ringinglow High Road Epping CM16 4DQ Ms H Shepard | Application for a Non Material amendment for EPF/1305/21- alterations to suit brick dimensions, changes to fenestration, window to stair & side entrance, removal of chimney, internal layout changes & single storey pantry addition). (Demolition of existing dwelling and 2 outbuildings and construct replacement dwelling with basement & associated landscaping. |
| Committee have NO OBJECTION to this application. | | |
| EPF/2439/22 | 11A Institute Road Coopersale Epping CM16 7QY Mr P Jackson | Demolition of existing garage, proposed ground floor side extension. |
| Committee have NO OBJECTION to this application. | | |

Delegated Decision:

GRANTED (Subject to Section 106 Legal Agreement)

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| EPF/1060/21 | 66A Bower Hill Epping CM16 7AW Mr Paul Hiam | New detached house. |
| Committee have NO OBJECTION to this application. | | |

Delegated Cases:**REFUSED:**

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| EPF/2669/22 | 93 Sunnyside Road Epping CM16 4JN Mr Martin Hoyle | TPO/EPF/25/93 T1: Lime - Fell and replace, as specified. T2: Lime - Crown reduce by up to 2.5m, as specified. |
| Committee OBJECT to the felling of T1 (lime) with the absence of a tree report to support this. Committee have NO OBJECTION to the works to the T2 lime tree provided it is carried out under the supervision of the arboricultural officer at EFDC. | | |
| EPF/2857/22 | 67 Coronation Hill Epping CM16 5DT Ms Aleisha Charlton | A First floor side extension and ground floor front extension to the property with internal alterations. External alterations to elevations. Construction of a dropped kerb. |
| Committee have NO OBJECTION to this application. | | |

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

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| EPF/1323/22 | Coopersale Hall Farm Unit 10 Fluxs Lane Epping CM16 7PE Mr Peter Sjoberg | Conversion of existing ancillary building to dwelling with associated amenity space and parking for use by site manager. (Revised application to EPF/3076/20). |
| Committee have NO OBJECTION to this application. | | |
| EPF/2343/22 | 1 Theydon Place Epping CM16 4NH Mr and Mrs Paul and Lisa Saggars | Proposed alterations to garage, fenestration and construction detailing including enlarged and additional windows and rooflights within the first floor - Amended application to planning permission reference EPF/3219/17.- Retrospective |
| The Town Council Planning Committee considered this application and heard detailed submissions from both the applicant and objectors. Due to allegations made by the objectors, the Town Council felt unable to support this application without the technical assistance of Planning Officers. Accordingly, the Town Council Committee OBJECT to this application on the basis that it would be appropriate that the issues raised by all the parties were properly considered by Plans East. Committee oppose retrospective planning applications such as this. All applications | | |

should be made prior to the commencement of works, following the correct procedures.
Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.

The Chairman closed the meeting at 7.55pm.

Signature of Chairman

Date