

MINUTES of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. Johns Road, Epping on **Tuesday, 25th 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
Cllr M Wright

IN ATTENDANCE: One member of the public was present. No members of the press were present.

OFFICER: Geraldine Vallis (Planning & Events Officer)

518 APOLOGIES FOR ABSENCE

No apologies for absence were received.

519 DECLARATIONS OF INTEREST

Item 7 Planning Applications (Non-Pecuniary)

Cllr Barbara Scruton declared a non-pecuniary interest in application EPF/0674/23 24 Kendal Avenue because she lives on that road.

Cllr N Avey and Cllr C 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.

520 DISPENSATIONS

There were no dispensations.

521 CONFIRMATION OF MINUTES

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 11th April 2023 be signed by the Chairman as a true record.

522 PUBLIC QUESTIONS OR COMMENTS

There were no public questions or comments.

523 NOTICES AND INFORMATION

A notification has been received from Essex County Council giving notice of a recent Order to implement 'Experimental Prohibition of Motor Vehicles' restrictions on the following lengths of road on Bell Common from its junction with B1393 High Road, south-eastwards for a distance of 54 metres.

The Order has come into operation on 14th April 2023 and will continue for a period not exceeding 18 months from the date specified.

Committee **NOTED** this information.

524 PLANNING APPLICATIONS

EPF/0674/23	24 Kendal Avenue Epping CM16 4PR	TPO/EPF/45/91 (Ref: G4) T1: Pine - Crown reduce by up to 1m, as specified. T2: Oak - 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.		
EPF/0692/23	57 Kings Wood Park Epping CM16 6FA	TPO/EPF/21/08 (Ref: T13 & T42) T8: Beech & T36: Oak – Fell and replace, as specified.
Committee OBJECT to this application due to lack of information to support the felling of these TPO trees. Committee acknowledged the report from the applicant's tree company but it was not sufficient and Committee needed to see a tree report from EFDC with further information. Committee commented that the application does not confirm what the trees 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/0710/23	57 Kings Wood Park Epping CM16 6FA	TPO/EPF/21/08 (Ref: T50 & T41) T19: Oak – Reduce lateral branches on property side, as specified. T41: Oak – 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.		
EPF/0714/23	Oak Lodge Maltings Drive Epping CM16 6SH	TPO/EPF/01/81 (Ref: G3) T1: Oak - Crown lift to 6m above ground level, as specified. T2: Oak - Crown reduce on lawn side by up to 3m, as specified. T3: Holly - Reduce upper branches by up to 1.5m, 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.		

525 STREET NAMING AND NUMBERING

Erection of one dwelling with associated works including landscaping and access, rear of 1-3 Coopersale Common Planning Application EPF/3196/18. The property in the above development has been allocated a postal address shown below.

REQUEST TO REGISTER A POSTAL ADDRESS TO THIS DEVELOPMENT:

Address	3A Coopersale Common Coopersale Epping CM16 7QS
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Committee **NOTED** the above.

526 CONSULTATION

Pre-Planning Consultation for a proposed base station installation upgrade at Cornerstone, Shaftesbury Farm, Land off Lindsey Street, Epping, Essex CM16 6RF. A pre-consultation letter and associated drawings about the proposal was sent to the Committee before any planning submission is made. The closing date for comments for this consultation was **27th April 2022**, any comments or representations must be submitted within this time period.

Committee **CONSIDERED** the consultation and **DECIDED** that they had no comment to make about this consultation at this present time.

527 EFDC PLANNING DECISIONS

Committee **NOTED** the following planning decisions.

Withdrawn:

EPF/2966/21	Outbuilding to the rear of Lathams Home 64-66 High Street Epping CM16 4AE Mr Peter Helmers	Change of use and conversion of existing two storey furniture store into two self contained residential flats.
Committee have NO OBJECTION to this application.		

Delegated Cases:**GRANTED:**

EPF/2750/22	119 Bell Common Epping CM16 4DZ Mr and Mrs M Saunders	Single storey rear extension off existing kitchen to provide a shower, utility and boot room. The extension will have a hipped pitched roof.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC. However, Committee are concerned about the T1 Ash tree and would prefer that it is reduced down rather than felled.		
EPF/2912/22	Coppice	Construction of a new roof with front

	Kendal Avenue Epping CM16 4PW Mr & Mrs Weise	and rear dormers.
Committee have NO OBJECTION to this application.		
EPF/0170/23	6 Brook Road Epping CM16 7BS Frankie Winser-Soper	Remove the side window and add a new window in the front elevation.
Committee have NO OBJECTION to this application.		
EPF/0219/23	3 Kendal Lodge Hemnall Street Epping CM16 4LN Mrs J Newton	Grade II listed building application for proposed replacement of existing rotten sash windows. Three windows to be replaced within the mansard roof facing Hemnall Street and one window to be replaced facing Hartland Road.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.		
EPF/1890/22	Epping Primary School Coronation Hill Epping CM16 5DU Epping Primary School	Installation of permeable surface to provide a 'Daily Mile' track within the existing school playing fields and creation of two feature mounds from the excavated material, finished with wild-flower grass.
Committee have NO OBJECTION with the work subject to the advice being followed and carried out under the supervision of the arboricultural officer at EFDC.		
EPF/0100/23	1 Tower Road Epping CM16 5EL Mr and Mrs Self- Pierson	Two storey rear extension
Committee have NO OBJECTION to this application.		
EPF/0162/23	13 Lynceley Grange Epping CM16 6RA Mr and Mrs J Bate	Enlargement of existing rear dormer window and additional front dormer window to facilitate improvements to the two existing loft rooms. Enlargement of existing rear dormer window and additional front dormer window to facilitate improvements to the two existing loft rooms. New front facing velux type roof window to allow natural light into first floor landing. Conversion of existing garage into habitable space. Existing rear ground floor openings onto garden to be modified to provide two sets of doors.
Committee have NO OBJECTION to this application.		
EPF/0072/23	Swaines House Lower Bury Lane Epping CM16 5HA Ms Louisa Jenkins	TPO/EPF/26/91 (Ref: G4) T1: Scots Pine - Fell and replace, as specified.

Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		
EPF/0084/23	Swaines House Lower Bury Lane Epping CM16 5HA Ms Louisa Jenkins	TPO/EPF/26/91 (Ref: G4) T2 & T3: Scots Pine x 2 - Selective pruning of lateral branches by up to 2m and remove dead wood, as specified.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		

Delegated Cases:**REFUSED:**

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.		
EPF/2483/22	Greenleys 1 Highfield Place Epping CM16 4DB Mr Mike Harris	Demolition of existing double garage and construction of one bedroom bungalow.
<p>Committee OBJECT to this application.</p> <p>This proposal is an overdevelopment of a residential garden with a separate dwelling. Its size would have a negative effect on the street scene, contrary to local and national policy. The site is too small to accommodate such a residential development and would result in a loss of amenity in terms of visual impact and overshadowing. The inappropriate development of residential gardens should also be resisted, where it would be detrimental to the local area.</p> <p>Relevant policies: CP2, CP7, DBE2, DBE9, DBE10, RP5A (Adopted Local Plan) and Emerging Local Plan: H1A (ii) & (iii), DM9J NPPF: Para 71, 124d</p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		

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

The Chairman closed the meeting at 7.36pm.

Signature of Chairman

Date