

MINUTES of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. Johns Road, Epping on **Tuesday, 23rd May 2023** at **7.15pm**.

PRESENT: Cllr C McCredie (Deputy Mayor - *ex officio*)
Cllr G Scruton
Cllr R Sharif
Cllr M Wright (Vice Chairman)

IN ATTENDANCE: No members of the press and two members of the public were present.

OFFICER: Geraldine Vallis (Planning & Events Officer)

30 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr N Avey (Chairman) and Cllr C Burgess (Mayor - *ex officio*)

In the absence of the Chairman, the meeting was chaired by Cllr M Wright (Vice Chairman).

31 DECLARATIONS OF INTEREST

Item 7 Planning Applications (Non-Pecuniary)

Cllr C McCredie declared a non-pecuniary interest in application EPF/0832/23 323 Civic Offices, Epping Forest District Council because she felt there was a conflict of interest and requested to leave the meeting when this application was discussed.

Cllr M Wright declared a non-pecuniary interest in application EPF/0676/23 Outbuilding to the rear of Lathams Home, 64-66 High Street, Epping because he knows the applicant.

Cllr C McCredie and Cllr R Sharif 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.

32 DISPENSATIONS

There were no dispensations.

33 CONFIRMATION OF MINUTES

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 25th April 2023 be signed by the Chairman as a true record.

34 PUBLIC QUESTIONS OR COMMENTS

The Planning & Events Officer advised members of a public objection to EPF/0898/23 - 69 Hemnall Street and a resident's interest in EPF/0773/23 – Warehouse at Rear of 225 High Street which would be discussed under agenda item 7.

35 NOTICES AND INFORMATION

The Planning & Events Officer advised members of a notification has been received from Epping Forest District Council giving notice of a Tree Protection Order (TPO) Tree Preservation Order TPO/EPF/01/23 at Theydon Bower, Bower Hill, Epping CM16 7AB. The Order protects the tree(s) described on the Schedule and indicated on the plan on the grounds that the tree(s) concerned is/are of public amenity value. The effect of a tree preservation order is to prohibit the felling, lopping, topping, etc., of the tree(s) specified unless the prior written consent of the Council is obtained.

Committee **NOTED** this information.

The Planning & Events Officer advised members of a notification has been received from Epping Forest District Council regarding their objection to the felling of a Lawson's Cypress - EPF/0564/23 18 Kendal Avenue which was discussed at the Planning & General Purposes meeting on 11th April 2023. The Planning & Events Officer read out a response from Epping Forest District Council's Tree Team about this objection.

Committee **NOTED** this information. The Committee **AGREED** with the findings and wished to **WITHDRAW** their objection to this application.

36 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.

Planning application EPF/0898/23 – 69 Hemnall Street was moved to first application for discussion as an objector was present.

Planning application EPF/0773/23 – Warehouse at Rear of 225 High Street was moved to second application for discussion as an interested resident was present.

EPF/0898/23	69 Hemnall Street Epping CM16 4LZ Susan and Andrew Smith	New 3-bedroom private detached cottage with basement
<p>Committee STRONGLY OBJECT to this application.</p> <p>This proposal is an overdevelopment of a residential garden with a separate dwelling. Its size and bulk would result in extremely cramped development with very little garden for the new dwelling and it would have a negative effect on the street scene. The inappropriate development of residential gardens should be resisted.</p> <p>Committee acknowledge the neighbour's objection to this application. It would result in a loss of amenity for neighbouring properties in terms of loss of light,</p>		

<p>visual impact and overlooking. The site is too small to accommodate such a residential development and separate access for the proposed dwelling would be detrimental to Highway Safety, given its proximity to a busy junction. Relevant policies: Local Plan 2011-2033: DM9, DM10, H1A (ii) & (iii), DM9J, T1C (iv) NPPF para 71, 124d, 127 Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		
EPF/0773/23	Warehouse at Rear of 225 High Street Epping CM16 4BL Mountcharm Group	Demolition of Warehouse at Rear of Boots, 225 High Street Epping, (accessed off Cottis Lane) and Replacement with 6 No New Build Flats to be accessed off Cottis Lane. Change of Use from Planning Class B8 to C3 Residential.
Committee have NO OBJECTION to this application.		
EPF/0159/23	Duke Of Wellington Public House 36 High Street Epping CM16 4AE APC Capital Ltd	**Reconsultation** Development of four 2-bedroom apartments, one 3-bedroom apartment (total of 5 apartments), car and cycle parking, landscaping and associated works.
<p>Committee OBJECT to this application. While Committee acknowledge the revised plans with a new design of the proposed scheme, nothing further has changed to address the previous objection. The Committee felt that this proposal is an overdevelopment and over intensification of the site in terms of its size, bulk and density, which would result in a detrimental effect on the street scene. There would be a loss of amenity for neighbouring properties due to their close proximity in terms of loss of light, overlooking and overshadowing. Committee don't object to the site being developed but this proposal is overdevelopment. Local Plan 2011-2033: H1A (ii) & (iii), DM9A, DM10 NPPF paras 8, 9 Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		
EPF/0782/23	12 Centre Avenue Epping CM16 4JU Epping Forest District Council	Construct single storey rear extension to provide bedroom and bathroom facilities for registered disabled person.
Committee have NO OBJECTION to this application.		

Cllr C McCredie left the meeting.

EPF/0832/23	323 Civic Offices, Epping Forest District Council High Street	Grade II listed building consent for brushed stainless steel letter to display "Regus" below the "Epping Forest District Council" signage and
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	Epping CM16 4BZ Seed Space 1 Limited	brush stainless steel sign wall mounted on the original building adjacent to the bridge entrance to the car park.
<p>Committee OBJECT to this application.</p> <p>Committee 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.</i></p> <p><i>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></p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		

Cllr C McCredie returned to the meeting.

EPF/0676/23	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 one self-contained dwelling.
Committee have NO OBJECTION to this application.		
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.
Committee have NO OBJECTION to this application provided the tree work is carried out under the supervision of the arboricultural officer at EFDC.		
EPF/2315/22	39 Church Hill Epping CM16 4RA Mr James Waller	Convert existing brick-built garage into part studio, part 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/0875/23	Land adjacent to Ivy Chimneys Ivy Chimneys Road Epping CM16 4DU Mr Phil Knowles	Construction of an L-shaped bungalow on the remaining part site of the original Burleigh House, in Ivy Chimneys, Epping. The proposed bungalow is sited on previously

		developed land and in a location that has already been granted planning permission for a new building.
<p>Committee OBJECT to this application.</p> <p>While Committee acknowledge the plans with a new design of the proposed dwelling, there is still a lack of information to address the previous objection. 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/0997/23	45 Coronation Hill Epping CM16 5DT Miss Rebecca Mead	A ground floor and first floor side extension to the right of the property stepped back 300mm from the front wall line of the existing house, with internal alterations. External alterations to elevations, with a reduction to the original proposed roof height.
Committee have NO OBJECTION to this application.		
EPF/0342/23	1-3 Coopersale Common Garnon Mead Epping CM16 7QS Ms Sharon Clapich	Retrospective application for ground floor rear extension and all associated works
<p>Committee have NO OBJECTION to this application.</p> <p>However, Committee note that this is a retrospective application as the works have already been undertaken and would request applicants are properly deterred from this practice which undermines the system.</p>		
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 by up to 25%, 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/1011/23	Rimrock Kendal Avenue Epping CM16 4PL Ms Jeanette Porter	TPO/EPF/21/93 T1: Beech - Crown reduce by up to 2.5m, as specified. Crown thin by up to 20%, 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.		

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OTHERS:

EPF/0765/23	War Memorial Palmers Hill	Certificate of lawful development for proposed works to a listed building for
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	Epping CM16 Epping Town Council	repairs to damaged stonework.
Committee NOTED this information.		

38 CONSULTATION

New Application Veeno Epping Ltd 26 High Street Epping Essex CM16 4AE
Please find attached an application and plans for a new premises licence at the above location, the application is for an Italian Wine Bar and Restaurant for the following licensable activities:

Live Music

Sunday to Thursday 12.00 – 00.00, Friday to Saturday 12.00 – 01.00

Recorded Music

Sunday to Thursday 12.00 – 00.00, Friday to Saturday 12.00 – 01.00

Late Night Refreshment

Sunday to Thursday 23.00 – 23.30, Friday to Saturday 23.00 – 00.30

The Sale by Retail of Alcohol

Sunday to Thursday 12.00-23.30, Friday to Saturday 12.00 – 00.30 **On and Off sales**

Non standard timings

From the end of permitted hours on New Years' Eve to the start of permitted hours on New Years' Day. An additional hour on a Bank Holiday and the day preceding.

Opening Times

Sunday to Thursday 12.00 – 00, Friday to Saturday 12.00 – 01.00

The consultation period for this started **28th April 2023** and ended **25th May 2023**, any comments or representations must be submitted within this time period.

Committee **CONSIDERED** the above consultation and **DECIDED** to make a part-representation objection against the application under the Licensing Act 2003 on the grounds of the licensing objectives regarding the prevention of crime and disorder and prevention of public nuisance.

The objection relates to the specific times on Fridays and Saturdays when the applicant is proposing to have live music, recorded music, late night refreshment, the sale by retail of alcohol and opening times.

The Committee **DECIDED** it was acceptable to have live music, recorded music, late night refreshment, the sale by retail of alcohol and opening times on Sunday to Thursday on the hours specified but not Friday to Saturday on the hours between midnight and 1am. The Committee strongly objects to the sale of alcohol after midnight.

The reasons for this representation objection are that the hours on Fridays and Saturdays after midnight would be too late in a residential area and would cause noise, possible crime and nuisance.

39 EFDC PLANNING DECISIONS

Committee **NOTED** the following planning decisions.

GRANTED:

EPF/0331/23	EPF/0147/23	EPF/0115/23	EPF/0247/23
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EPF/0109/23	EPF/0319/23	EPF/0390/23	EPF/0198/23
EPF/0418/23	EPF/0495/23	EPF/0123/23	

RAISE NO OBJECTION:

EPF/0466/23	EPF/0656/23	EPF/0764/23	EPF/0483/23
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REFUSED:

EPF/0259/23	EPF/0251/23	EPF/0161/23	
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COMMITTEE CASES

GRANTED None

COMMITTEE CASES

REFUSED None

The Chairman closed the meeting at 9.14pm.

Signature of Chairman

Date