

MINUTES of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. Johns Road, Epping on **Tuesday, 13th June 2023** at **7.15pm**.

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

IN ATTENDANCE: One member of the press was present.

OFFICER: Beverley Rumsey (Town Clerk)

40 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr N Avey (Chairman).

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

41 DECLARATIONS OF INTEREST

Item 7 Planning Applications (Non-Pecuniary)

Cllr C McCredie declared a non-pecuniary interest in application EPF/0842/23 323 Civic Offices, Epping Forest District Council because she felt there was a conflict of interest (as she is also an Epping Forest District Councillor) and left the meeting when this application was discussed.

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.

42 DISPENSATIONS

There were no dispensations.

43 CONFIRMATION OF MINUTES

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 23rd May 2023 be signed by the Chairman as a true record.

44 PUBLIC QUESTIONS OR COMMENTS

There were no public questions or comments.

45 NOTICES AND INFORMATION

The Town Clerk advised members of the following:

A notification has been received from Essex County Council giving notice of a temporary closure Order of Queens Alley to all pedestrians from its junction with B1393 High Street to its junction with Hemnall Street, approximately 71 metres. The closure is scheduled to commence on 24th July 2023 or where appropriate signs are showing and weather permitting. The closure is required to allow for works to be carried out for an UKPN New Service Connection. The alternative route will be via the B1393 High Street, Clarks Lane, Hemnall Street and vice versa. The Order will come into effect on 24th July 2023 and may continue in force for six months, or until the works have been completed, whichever is the earlier. This Order may be extended by the Secretary of State if an extension is required.

Committee **NOTED** this information.

46 PLANNING APPLICATIONS

Cllr C Burgess (Town Mayor) entered the meeting during EPF/0866/23.

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/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.
<p>Committee OBJECT to this application.</p> <p>While this is for advertisement consent, it is a Listed Building in a conservation area.</p> <p>Committee, once again, agrees with the EFDC Conservation Officer’s comments as follows:</p> <p><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>		

EPF/0866/23	1 Hartland Road Epping CM16 4PH Mr and Mrs Robyn and Tony Mason	Garage conversion and upwards extension. Double storey plus loft side extension. Rear single storey extension. Rear lightwell, providing access to the basement. Demolition of chimney.
<p>Committee have NO OBJECTION to this application.</p> <p>However, Committee would request that consideration is given to the following:</p> <ul style="list-style-type: none"> (i) An angled roof line (acute angle) would be less dominant to the street scene. (ii) Materials: The zinc/aluminium materials should be more in keeping with the design and character of the overall property. (iii) Chimney: Its loss is regrettable as it enhances the character of the property. (iv) Trees: The loss of a tree is regrettable and has a replacement been considered? 		

47 **APPEALS**

To consider the following Notices of Appeal as received from Epping Forest District Council since the date of the previous agenda and up until the date of this agenda.

EPF/2343/22	1 Theydon Place Epping CM16 4NH Mr and Mrs Paul and Lisa Siggers	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.
<p><u>Decision taken by P&GP Committee - 8th November 2022</u></p> <p>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.</p> <p>Committee oppose retrospective planning applications such as this. All applications should be made prior to the commencement of works, following the correct procedures.</p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		

Committee **NOTED** this information.

48 APPEALS

To consider the following Notices of Appeal as received from Epping Forest District Council since the date of the previous agenda and up until the date of this agenda.

EPF/0043/23	67 Hemnall Street Epping Essex CM16 4LZ Mr Alan Curbishley	Proposed outbuilding.
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Decision taken by P&GP Committee - 7th February 2023

Committee **STRONGLY OBJECT** to this application.
 The Committee acknowledged receipt of the amended plans with the height slightly reduced. However, the Committee agreed that the previous concerns have not been met and, the Committee commented that the height reduction is not enough.
 Committee commented on the overbearing orientation of the building in addition to the foundations already on the site were not acceptable. 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.
 The Committee acknowledges the objections from two neighbours to this amended application.
 Committee still stands by their previous comments. The proposed outbuilding will result in a loss of amenity for neighbouring properties, as it is too high and overbearing. This would result in a loss of natural light and overshadowing of the neighbouring gardens. The design of the outbuilding does not complement the setting, particularly as the building will be clearly visible to neighbouring properties due to its bulk and scale.
 The orientation of the outbuilding on the site will exacerbate the issues highlighted above and consideration should be given to its position and orientation to minimise any negative effects on immediate neighbours.
 Relevant policies: CP2 (iv), CP7, DBE2, DBE3, DBE9, DBE10 (Adopted Local Plan)
 Emerging Local Plan: DM9F, DM9J, DM10E, H1A (ii) and (iii)
 NPPF: Para 9, 127
[Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.](#)

Committee **NOTED** this information.

49 PLANNING DECISIONS

Committee **NOTED** the following planning decisions.

WITHDRAWN:

EPF/0180/23

Delegated cases:

GRANTED:

EPF/0492/23	EPF/0510/23	EPF/2188/22	EPF/0425/23
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Delegated cases:

GRANTED:

(Subject to S106 Legal Agreement)

EPF/1501/19

Delegated cases:

REFUSED:

EPF/0773/23

Delegated cases:

LAWFUL:

EPF/0765/23

COMMITTEE CASES

GRANTED None

COMMITTEE CASES

REFUSED None

The Chairman closed the meeting at 7.43pm.

Signature of Chairman

Date