

MINUTES of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. Johns Road, Epping on **Tuesday, 27th June 2023** at **7.15pm**.

PRESENT: Cllr C Burgess (Mayor - *ex officio*)
Cllr C McCredie (Deputy Mayor - *ex officio*)
Cllr J Duffell

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

OFFICER: Geraldine Vallis (Planning & Events Officer)

76 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr N Avey (Chairman), Cllr M Wright (Vice Chairman), Cllr G Scruton and Cllr R Sharif.

In the absence of the Chairman and Vice Chairman, the meeting was chaired by Cllr C Burgess (Mayor - *ex officio*).

77 DECLARATIONS OF INTEREST

Item 7 Planning Applications (Non-Pecuniary)

There were no declarations of interest.

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.

78 DISPENSATIONS

There were no dispensations.

79 CONFIRMATION OF MINUTES

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 13th June 2023 be signed by the Chairman as a true record.

80 PUBLIC QUESTIONS OR COMMENTS

There were no public questions or comments.

81 NOTICES AND INFORMATION

The Planning & Events Officer advised members of a notification has been received from Epping Forest District Council regarding their objection to EPF/0692/23 the felling of T8 and T36 at 57 Kingswood Park which was discussed at the Planning & General Purposes meeting on 25th 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.

The Committee asked about a replacement, what will be planted in its place of the two trees being felled if Epping Forest District Council could let them know what advice they will be giving the applicant in due course.

82 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/1216/23	Hope House 1A Allnutts Road, Epping, CM16 7BD Mr S Barron	Retrospective application for an existing raised deck at the rear of the dwelling. The site levels necessitate a raised deck outside the rear living room doors. The deck has a winding stair flight to access the rear patio. The deck is 1090mm high measured from patio level. The balustrade is 1100mm to comply with building regulations. The balustrade material is glass and stainless steel.
Committee have NO OBJECTION to this application. However, Committee felt that the materials used were not in keeping with the streetscene. Committee also noted that this is a retrospective application from the applicant, which, shows disregard for the planning system.		
EPF/1138/23	206-208 George & Dragon, High Street, Epping, CM16 4AQ Mitchells & Butlers	Erection of a 'stretch tent' type canopy structure within the rear courtyard.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.		
EPF/1153/23	206-208 George & Dragon, High Street, Epping,	Grade II listed building application for the erection of a 'stretch tent' type canopy structure within the

	CM16 4AQ Mitchells & Butlers	rear courtyard.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.		
EPF/1056/23	33 Bury Road, Epping, CM16 5ET Mr Whippy	Proposed front dormer roof extensions and internal alterations.
Committee have NO OBJECTION to this application.		
EPF/1170/23	99 Centre Drive, Epping, CM16 4JD Mr M Harris WHS Associates	The construction of : A rear single storey extension A side first floor extension above an existing single storey side addition with pitched roof. A single storey extension front elevation. A loft conversion, hipped to gable with dormer windows to rear elevation.
Committee have NO OBJECTION to this application.		
EPF/1187/23	Falconry Court, Bakers Lane, Epping, CM16 5DQ Mr M Winegarten LTP Ipswich Ltd	Prior notification the change of use of offices to dwellings.
Committee have NO OBJECTION to this application.		
EPF/1252/23	171-173 High Street, Epping, CM16 4BL Mr S Rackham (Agent) Rackham Planning Ltd	Prior Approval for use of the upper floors of 171 High Street, Epping as two residential flats above the ground floor retail unit in accordance with Schedule 2 Part 3 Class G of the Town and Country Planning (General Permitted Development) (England) Order.
Committee have NO OBJECTION to this application.		
EPF/1251/23	177 High Street, Epping, CM16 4BL Mr S Rackham (Agent) Rackham Planning Ltd	Prior Approval for the use of the upper floors of 177 High Street, Epping as two residential flats above the ground floor retail unit in accordance with Schedule 2 Part 3 Class G of the Town and Country Planning (General Permitted

		Development) (England) Order.
Committee have NO OBJECTION to this application.		
EPF/1259/23	13 Ravensmere, Epping, CM16 4PS Mr D Goulding	Prior approval for enlargement to dwelling by construction of proposed second floor and roof.
Committee have NO OBJECTION to this application. However, Committee deeply regret the loss of another bungalow which is being turned into a house.		
EPF/1163/23	19A Kendal Avenue, Epping, CM16 4PP Mr M Happe (Agent) The Goodfellers	TPO/EPF/21/93 (T29) T29 - Scots Pine - Selective pruning of lateral branches of up to 2m, as specified. Removal of selected lateral branches, 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/1263/23	23 Buckingham Road, Epping, CM16 5AF Mr M Hellinger	TPO/EPF/25/15 (Ref: T9) T4: Sycamore - Crown reduce by up to 3.6m, as specified. Selective removal of diseased branches, 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.		

83 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 8.16pm.

Signature of Chairman

Date