

MINUTES of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. Johns Road, Epping on **Tuesday, 11th July 2023 at 7.15pm.**

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

IN ATTENDANCE: Three members of the public were present. One member of the press was present.

OFFICER: Geraldine Vallis (Planning & Events Officer)

84 APOLOGIES FOR ABSENCE

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

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

85 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.

86 DISPENSATIONS

There were no dispensations.

87 CONFIRMATION OF MINUTES

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 27th June 2023 be signed by the Chairman as a true record.

88 PUBLIC QUESTIONS OR COMMENTS

There were no public questions or comments.

89 **NOTICES AND INFORMATION**

The Planning & Events Officer advised members of a notification has been received from Epping Forest District Council giving notice of planned restrictions for permit parking 9am to 5pm on **Bower Vale** and on **Hartland Road** proposed no waiting at any time and proposed limited waiting Mon-Sat 2hrs and resident permit parking details. The Order will be operational on Monday 31st July and for the benefit of their enforcement colleagues, changes to the Highway will be facilitated between the advertising date from mid-June to the operational date.

Committee **NOTED** this information.

90 **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/1197/23	5 Kendal Avenue Epping CM16 4PN Mr Gareth Knight	Proposed replacement garage and front extension with additional first floor.
Committee OBJECT to this application. The Committee note and agree with EFDC's Conservation Team objection which is that the development is of a larger scale than what is already in place and would cause significant harm to this non-designated heritage building. The Committee also note and agree with EFDC's Tree Team objection which states that there is a lack of information especially that no tree report is provided given that there are Tree Protection Order trees in place on the site and could be affected. Relevant policies: DM5, DM7, DM9, SP6 (Epping Forest Local Plan 2011-2033) (2023) 131, 189, 194, 195, 197, 203, 206 paragraphs NPPF (2021) Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.		
EPF/1249/23	42 Tower Road Epping CM16 5EN Mr and Mrs F and S Cole and Mosley	Single storey side and rear extension with monopitch roofs with inset rooflights. Hip to gable roof extension with rear dormer window to facilitate a loft conversion.
Committee have NO OBJECTION to this application.		
EPF/1218/23	32 Bridge Hill Epping CM16 4ER Ella Revan	Proposed rear extension, ground floor plan redesign and all associated works at 32 Bridge Hill, Epping, CM16 4ER
Committee have NO OBJECTION to this application.		
EPF/1303/23	22 Kendal Avenue	Proposed glazed side extension with monopitch tiled roof.

	Epping CM16 4PW Ms M Starling	The side extension will be constructed off an existing raised concrete slab and foundations. No ground excavation is proposed.
Committee have NO OBJECTION to this application.		
EPF/1314/23	44 Ivy Chimneys Epping CM16 4EP Mr and Mrs W Miller	Removal of existing PVCu Conservatory. Proposed single storey rear extension with flat roof with part pitched roof with lower eaves on west facing flank elevation.
Committee have NO OBJECTION to this application.		
EPF/1229/23	32 Station Road Epping CM16 4HN Ms Katie Temperley	Ground floor porch extension to front elevation including change pitched roof to flat roof with parapet and brickwork to coursed render. Conversion of garage to Office and Utility room including, infill of existing garage door, change of pitched roof to flat roof with parapet and brickwork to coursed render. Projecting front hipped roof changed to gable roof. Removal of chimney. Replace existing splayed bay to ground floor rear elevation with square bay, alterations to fenestration and first floor rear extension to include new square bay and gable under crown roof. Replace clay plain roof tiles with Blue Black slate. Replacement windows throughout. Hip to gable conversion both sides, Re-pitch of roof to enable loft extension and conversion together with insertion of 2 new lead faced dormer windows to the rear elevation. First and second floor side extension to line walls with existing ground floor extension.
Committee have NO OBJECTION to this application.		
EPF/1210/23	19 Fairfield Road Epping CM16 6SU Mr Sam Gilligan	Single and double storey rear extensions.
Committee have NO OBJECTION to this application.		
EPF/1301/23	14 Theydon Place Epping CM16 4NH Mrs Evans	TPO/EPF/28/08 (Ref: T28) T1: Cypress - Fell and replace, as specified.
Committee OBJECT to this tree (T1 Cypress) or Leylandii Conifer listed on the application form which is proposed to be felled. Committee noted that there was no tree report provided given the proposed felling of this Tree Protection Order tree. There is insufficient evidence to show this work is necessary and the planning system has a duty to protect trees. Epping Town Council would not support the felling of a healthy tree. Relevant policies: DM5, SP6 (Epping Forest Local Plan 2011-2033) (2023) 131 paragraph NPPF (2021)		

Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.		
EPF/1265/23	1 Coopersale Common Coopersale Epping CM16 7QS Mr Jack Mace	Redevelopment of dilapidated ancillary Granny Annex.
Committee have NO OBJECTION to this application. However, Committee request that any permission granted for this application is subject to a condition that states it must always be used as ancillary accommodation to the main dwelling and must not be used as a separate dwelling.		
EPF/1324/23	Criscia Mount Road Epping CM16 7PQ Mr Jake Skipper	Outbuilding to replace existing.
Committee have NO OBJECTION to this application.		
EPF/1360/23	33 Church Hill Epping CM16 4RA Molly Lewis and Stephen Elhabbal	Resubmission of EPF/0426/22 (Single storey rear extension and internal alterations) with changes to fenestration and relocation of water pump.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.		

91 CONSULTATION

An application to Vary the Premises Licence in respect of **192 High Street, Epping, CM16 4AQ (Wine Rack)**. The consultation started 23rd June 2023. Any representations or comments needed to be submitted within the time period from then to the closing date for this consultation is midnight on **20th July 2022**.

Committee **CONSIDERED** this matter and **DECIDED** that they had no comments to make.

92 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 8.02pm.

Signature of Chairman

Date