

MINUTES of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. Johns Road, Epping on **Tuesday, 22nd August 2023** at **7.15pm**.

PRESENT: Cllr N Avey (Chairman)
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: No members of the public were present. No members of the press were present.

OFFICER: Geraldine Vallis (Planning & Events Officer)

166 APOLOGIES FOR ABSENCE

No apologies for absence were received.

167 DECLARATIONS OF INTEREST

Item 7 Planning Applications (Non-Pecuniary)

Cllr G Scruton declared a non-pecuniary interest in application EPF/1606/23 2 Crossing Road because he owns a property that overlooks that location.

Cllr C McCredie declared a non-pecuniary interest in application EPF/1606/23 2 Crossing Road because she knows residents on that road, and she lives nearby.

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.

168 DISPENSATIONS

There were no dispensations.

169 CONFIRMATION OF MINUTES

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 8th August 2023 be signed by the Chairman as a true record.

170 **PUBLIC QUESTIONS OR COMMENTS**

There were no public questions or comments.

171 **NOTICES AND INFORMATION**

There were no notices and information.

172 **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/1606/23	2 Crossing Road Epping CM16 7BG	Alteration and Extension to existing dwelling to create a pair of semi-detached dwellings.
Committee have NO OBJECTION to this application. However, Committee noted the neighbour's comments which include concerns of overlooking on nearby properties. Committee request that a condition is placed on any permission granted that demands frosted or obscured glass on the side elevations, to avoid overlooking on neighbouring properties.		
EPF/1702/23	1A Tower Road Epping CM16 5EL	TPO/EPF/04/00 T3: Horse Chestnut - Crown reduce by up to 2m, as specified. Crown thin, 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/1688/23	196-198 High Street Epping CM16 4AQ	Removal of existing shopfront and replace with new timber shopfront.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.		
EPF/1689/23	196-198 High Street Epping CM16 4AQ	Advertisement consent for internally illuminated halo effect fascia signage and timber projecting signage.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.		

173 **OTHERS**

EPF/1740/23	Former School Centrepont Building and Council Depot Land at St John's Road Epping CM16 4BD	Application for approval of details reserved by condition 17 'Construction Management Plan' and condition 22 'Flood Risk and Drainage' on planning permission EPF/0917/21 (Redevelopment of the former school buildings and depot. Demolition of five buildings and the retention of three locally listed buildings. Development to comprise erection of new apartment
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		buildings and the conversion, extension and change of use of the existing locally listed Centrepont building and Cookery School to provide a mix of residential units (Use Class C3) and ancillary communal amenity areas. Extension and refurbishment of two existing locally listed semi-detached caretaker cottages. Revised vehicular and pedestrian access from St Johns Road and new pedestrian access from High Street, all associated car and cycle parking, servicing, hard and soft landscaping and associated works).
Committee NOTED this application.		
EPF/1684/23	5 Lower Swaines Epping CM16 5ER	Certificate of lawful development for proposed loft conversion with rear dormer and front roof lights.
Committee NOTED this application.		
EPF/1766/23	40 Bower Hill Epping CM16 7AL	Prior approval for 8m deep single storey extension, height to eaves 2.86m and maximum height 2.86.
Committee NOTED this application.		

174 **EFDC PLANNING DECISIONS**

Committee **NOTED** the following planning decisions.

WITHDRAWN:

EPF/1197/23			
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Delegated Cases:

GRANTED:

EPF/1001/23	EPF/1218/23	EPF/0963/23	EPF/1259/23
EPF/1216/23	EPF/1303/23	EPF/0587/23	EPF/0907/23
EPF/0842/23	EPF/1056/23		

REFUSED:

EPF/1153/23	EPF/1138/23	EPF/0558/23	EPF/0554/23
EPF/1187/23	EPF/1265/23		

Delegated Cases:

NOT LAWFUL:

EPF/1252/23	EPF/1251/23		
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COMMITTEE CASES

GRANTED None

COMMITTEE CASES

REFUSED None

The Chairman closed the meeting at 7.36pm.

Signature of Chairman

Date