

MINUTES of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. Johns Road, Epping on **Tuesday, 26th September 2023** at **7.15pm**.

PRESENT: Cllr N Avey (Chairman)
Cllr C Burgess (Mayor - *ex officio*)
Cllr G Scruton

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

OFFICER: Geraldine Vallis (Planning & Events Officer)

203 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr C McCredie (Deputy Mayor - *ex officio*), Cllr R Sharif and Cllr M Wright (Vice Chairman).

204 DECLARATIONS OF INTEREST

Item 7 Planning Applications (Non-Pecuniary)

Cllr G Scruton declared a non-pecuniary interest in application EPF/1940/23 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.

205 DISPENSATIONS

There were no dispensations.

206 CONFIRMATION OF MINUTES

The Epping Town Council Planning & General Purposes meeting scheduled for 12th September had to be cancelled. Emailed comments were returned with the consent of the Chairman of the Planning Committee, Town Mayor and Planning Committee members.

Committee **RESOLVED** that:

the Planning Notes of the emailed comments from the Planning & General Purposes Committee be signed by the Chairman as a true record.

207 PUBLIC QUESTIONS OR COMMENTS

There were no public questions or comments.

208 NOTICES AND INFORMATION

The Planning & Events Officer advised members of a notification has been received from Essex County Council giving notice of a proposed Order to implement prohibition of Waiting, Loading and Stopping, On-Street Parking Places, No Entry Restriction and Raised Table restrictions on zebra pedestrian crossings at Cottis Lane and Bakers Lane. There are attached copies of the draft Orders, Statement of Reasons, a copy of the 2019 Existing Consolidation Order and map illustrating the proposal. Any comments on these proposals need to be sent by 6th October 2023. Epping Town Council had **NO COMMENTS** to make about this proposed Order.

209 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/1938/23	69 Bell Common Epping CM16 4DZ Mr and Mrs T Fish	Conversion of existing garage into habitable space and to facilitate a new entrance into the dwelling. Existing entrance lobby and utility room to be converted into a larger utility room with new external door. Existing entrance canopy roof to be altered and small gable over existing entrance to be removed. Various internal wall alterations to open up the internal spaces. Existing roof over conservatory to be changed to a tiled roof. Existing windows and doors to be replaced with black Crittall style units. New external wall and window openings in kitchen. Rear lobby to be converted into a living space with bi folding doors.
Committee have NO OBJECTION to this application.		
EPF/1944/23	100 Hemnall Street Epping CM16 4ND Ms Wendy Marsh	Single storey side/infill extension
Committee have NO OBJECTION to this application.		
EPF/1949/23	1 Orchard Heights Sunnyside Road Epping CM16 4JP Ms S Michaels	Two storey side extension
Committee have NO OBJECTION to this application.		
EPF/1936/23	14 Theydon Place Epping CM16 4NH Mr Bogdan Ivanov	TPO/EPF/28/08 T1: Cypress - Crown reduce, as specified. T2: Pine - Crown reduce, 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/1940/23	The Barn Ground Floor 41 Church Hill Epping CM16 4RA Mrs Lesley List	TPO/EPF/07/98/G4 T4: Scots Pine - Fell and replace 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/1715/23	Bell Cottage High Road Epping CM16 4DQ Mr Gary Matthews	Formation of replacement dwelling to include alterations to original dwelling approved in previous applications EPF/1488/21 and EPF/1784/22.
Committee could NOT AGREE to a decision with this planning application as there is insufficient information with the history of the site. Committee questioned why the existing building was allegedly demolished. Committee queried the status of the building when it seems to have been given permission to be demolished.		
EPF/1977/23	1 Coopersale Common Coopersale Epping CM16 7QS Mr Jack Mace	Redevelopment of dilapidated 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/1721/23	49-51 Bell Common Epping CM16 4DY Mr D Gardner	Single storey rear extension
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.		
EPF/1727/23/LBC	49-51 Bell Common Epping CM16 4DY Mr D Gardner	Grade II listed building application for a single storey rear extension.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.		

210 OTHERS

These are provided for information only, EFDC do not normally accept comments on these applications.

EPF/2015/23	Cottis Lane Car Park Cottis Lane, Epping CM16 5LL Qualis Commercial Ltd	Application for approval of details reserved by condition 14 'Highways works', condition 16 'Delivery and Service Plan (phase 1)', condition 22 'Drainage Maintenance (phase 1)', condition 26 'EVCP' and condition 28 'Car Park Management Plan' on
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		planning permission EPF/0540/23 (Variation to condition planning permission EPF/2925/20 (Full application for the redevelopment of existing surface level car park comprising the demolition of public toilets and the construction of a multi-deck car park, cinema (sui generis), commercial floor space (mixed Class E), replacement public toilets and cycle store, all associated plant, together with new vehicular and pedestrian access, all hard and soft landscaping, and associated works).to amend condition 2 (to include interim Phase drawings) and condition 26 (EV Charging Points).
Committee NOTED this application.		
EPF/2004/23	73 Lindsey Street Epping CM16 6RD Mr Jimmy Paschali	Approval of Details Reserved by condition 5 `SuDS' of EPF/2408/21 (Demolition of existing buildings and erection 10 residential dwellings (Use Class C3) with associated refuse storage, car and cycle parking, landscaping and associated infrastructure).
Committee NOTED this application.		

211 EFDC PLANNING DECISIONS

Committee **NOTED** the following planning decisions.

Withdrawn:

EPF/1301/23			
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Not required:

EPF/1766/23			
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Delegated Cases:

GRANTED:

EPF/1011/23	EPF/1163/23	EPF/1324/23	EPF/1170/23
EPF/1538/23	EPF/1210/23	EPF/1263/23	EPF/1062/23

Delegated Cases:**REFUSED:**

EPF/0159/23	EPF/0043/23		
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COMMITTEE CASES**GRANTED**

EPF/0597/23	EPF/0832/23		
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COMMITTEE CASES**REFUSED** None

The Chairman closed the meeting at 7.52pm.

Signature of Chairman

Date