

**MINUTES of the PLANNING AND GENERAL PURPOSES COMMITTEE MEETING held at Epping Hall, St. Johns Road, Epping on Tuesday, 14<sup>th</sup> November 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:** No members of the press and no members of the public were present.

**OFFICER:** Geraldine Vallis (Planning & Events Officer)

**258 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).

**259 DECLARATIONS OF INTEREST**

**Item 7 Planning Applications (Non-Pecuniary)**

Cllr G Scruton declared a non-pecuniary interest in application EPF/2195/23 9 Crossing Road because he has a property near that road.

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.

**260 DISPENSATIONS**

There were no dispensations.

**261 CONFIRMATION OF MINUTES**

Committee **RESOLVED** that:

**the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 24<sup>th</sup> October 2023 be signed by the Chairman as a true record.**

**262 PUBLIC QUESTIONS OR COMMENTS**

There were no public questions or comments.

**263 NOTICES AND INFORMATION**

The Planning & Events Officer advised members of a notification has been received from Waldon Telecom about a proposed base station upgrade located at Vodafone Tower, Gardeners Farm, Stewards Green Road, Epping, CM16 7PF. Vodafone have identified a requirement for an upgrade to this existing installation to improve network coverage within the surrounding area.

The company want to consult with Epping Town Council and seek views on their proposal before proceeding with the works. As part of Vodafone's network improvement program, there is a specific requirement for a radio base station upgrade at this location to improve 4G and provide new 5G network coverage in the local area. The proposed upgrade comprises of the removal of 3 no. existing antennas, to be replaced by 3 no. new antennas, internal cabinet works and ancillary works thereto. This option has been chosen as it utilises an existing installation which will improve coverage with minimal changes to the equipment, reducing the visual impact on the surrounding area as far as technically possible.

Committee **CONSIDERED** this matter and **DECIDED** there were no comments to make about these proposed works.

**264 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/1986/23	3 Griffins Wood Cottages High Road Epping CM16 4DH Mr Lee Jose	Proposed garage and store.
Committee have <b>NO OBJECTION</b> to this application.		
EPF/2195/23	9 Crossing Road Epping CM16 7BQ Mr Gary Moyler	Proposed two storey side extension, loft conversion and ground floor front extension.
Committee have <b>NO OBJECTION</b> to this application.		
EPF/2088/23	13 Ravensmere Epping CM16 4PS KMDS Group	New first floor extension and roof, internal reconfiguration and changes to the external elevations.
Committee have <b>NO OBJECTION</b> to this application. However, Committee deeply regret the loss of another bungalow which is being turned into a house.		

**265 NOTICE OF APPEAL**

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/0875/23	Land adjacent to Ivy Chimneys Ivy Chimneys Road	Construction of an L-shaped bungalow on the remaining part site of the original Burleigh House,
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	Epping CM16 4DU Mr Phil Knowles	in Ivy Chimneys, Epping. The proposed bungalow is sited on previously developed land and in a location that has already been granted planning permission for a new building.
<b>Decision taken by P&amp;GP Committee - 23<sup>rd</sup> May 2023</b> Committee <b>OBJECT</b> to this application. While Committee acknowledge the plans with a new design of the proposed dwelling, there is still a lack of information to address the previous objection. Due to lack of information, the Town Council felt unable to support this application without the technical assistance of Planning Officers, Tree Team, and Conservation Officers. Accordingly, the Town Council Committee <b>OBJECT</b> to this application on the basis that it would be appropriate that the issues such as building a dwelling on the Green Belt area; the Tree Preservation Orders for the preservation of the Wellingtonia marked as T9 on the submitted arboricultural report and the finding of archaeological remains on this historic site were properly considered by EFDC Plans East. <a href="#">Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</a>		

Committee **NOTED** the above appeal. The Planning & Events Officer advised members that EPF/0875/23 Land adjacent to Ivy Chimneys, Ivy Chimneys Road is an appeal against a refusal from EFDC. The Planning & Events Officer confirmed that a representation of comments from Epping Town Council's Planning Committee have been uploaded on the Planning Inspectorate website for this appeal.

## 266 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 7.43pm.

Signature of Chairman

Date