

**MINUTES of the PLANNING AND GENERAL PURPOSES COMMITTEE MEETING held at Epping Hall, St. Johns Road, Epping on Tuesday, 23<sup>rd</sup> January 2024 at 7.15pm.**

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

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

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

**359 APOLOGIES FOR ABSENCE**

No apologies for absence were received.

**360 DECLARATIONS OF INTEREST**

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

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.

No other declarations of interest were received.

**361 DISPENSATIONS**

There were no dispensations.

**362 CONFIRMATION OF MINUTES**

Committee **RESOLVED** that:

**the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 9<sup>th</sup> January 2024 be signed by the Chairman as a true record.**

**363 PUBLIC QUESTIONS OR COMMENTS**

There were no public questions or comments.

**364 NOTICES AND INFORMATION**

There were no notices or information.

**365 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/2619/23   | Plot 21d, Land off Ivy Chimneys Road Epping CM16 4EL Essex Land and Build Developments | Erection of one detached residential dwelling including parking, landscaping, drainage and associated infrastructure.  |
| Committee have <b>NO OBJECTION</b> to this application.   |  |  |
| EPF/0004/24   | Falconry Court Bakers Lane Epping CM16 5DQ LTP Ipswich Ltd                             | External alterations (replacement fenestration).   |
| Committee have <b>NO OBJECTION</b> to this application.   |  |  |
| EPF/0029/24   | 34 Bower Hill Epping CM16 7AL Mr and Mrs D Duggan                                      | Removal of existing large covered car port to front of property. Removal of existing large covered car port to front of property.<br>Roof remodelled to facilitate as loft room with rear dormer (Approved under application ref EPF/2044/22)<br>Proposed first floor front and side extension over existing ground floor front and side extension. First floor set in by 1m off the boundary. |
| Committee have <b>NO OBJECTION</b> to this application.   |  |  |
| EPF/0031/24   | 6 The Maltings Palmers Hill Epping CM16 6SG T Space Architects                         | Grade II listed building application for Internal alterations to first floor. No exterior changes.   |
| Committee have <b>NO OBJECTION</b> to this application provided the tree work is carried out under the supervision of the conservation officer at EFDC. |  |  |

**366 CONSULTATION**

**New application for a premises licence 183 High Street Epping Essex CM16 4BH (old Barclays building)**

The new premises application for this location is for a food led café/bar and for the following licensable activities:

Late Night Refreshment Monday to Sunday 23.00 – 00.30

The Sale by Retail of Alcohol Monday to Sunday 10.00 – 00.00am On and Off the premises

Seasonal and non-standard timings

The premises may remain open for the sale of alcohol and the provision of late-night refreshment from the terminal hour for those activities on New Year's Eve through to the commencement time for those activities on New Year's Day

**Opening Times**

Monday to Sunday 08.00 – 00.30am

The consultation period for this application started 11<sup>th</sup> January 2024 and ends 7<sup>th</sup> February 2024, any representations or comments must be submitted within this time period.

The Committee **NOTED** this new premises licence and have comments to make in relation to Epping Monday Market.

Committee **CONSIDERED** the above consultation and **DECIDED** to make a part-representation objection against the application under the Licensing Act 2003 on the grounds of the licensing objectives regarding the prevention of crime and disorder and prevention of public nuisance. The objection relates to the specific times on Sundays when the applicant is proposing to have late night refreshment, the sale by retail of alcohol and opening times.

The Committee **DECIDED** it was acceptable to have late night refreshment, the sale by retail of alcohol and opening times on Monday to Saturday on the hours specified but not on Sunday on the hours specified.

The reasons for this representation objection are related as specified to Epping Monday Market. Epping's historic market is protected by historic Royal Charter and must be able to run without hindrance. Allowing late night trading on a Sunday night would have a negative impact on the operations of the Monday market. The market is set up in the very early hours of Monday mornings and the set up would become impacted with customers leaving vehicles parked where stalls will need to be set up on a Monday. If vehicles were parked here, it would prevent traders from working. Despite promises of enforcement, this does not happen and even if the vehicles are ticketed, the damage would have been done and traders could not operate in this area. Outdoor tables should not be permitted on the 'piazza' on a Sunday night/Monday as traders vend from the piazza and the community stall is located immediately outside this building. As the trading doors open onto the piazza area, late night leavers and rubbish could impact on the market set up. Nothing should be permitted on a Sunday evening that could impact on the viability of Epping's Royal Charter Market for a Monday.

## 367 EFDC PLANNING DECISIONS

Committee **NOTED** the following planning decisions.

**Delegated Cases:**

**GRANTED:**

|             |             |             |             |
|-------------|-------------|-------------|-------------|
| EPF/2088/23 | EPF/1838/23 | EPF/2495/23 | EPF/1619/23 |
| EPF/1643/23 | EPF/2561/23 |             |             |

**Delegated Cases:****REFUSED:**

|             |             |  |  |
|-------------|-------------|--|--|
| EPF/1556/23 | EPF/2338/23 |  |  |
|-------------|-------------|--|--|

**RAISE NO OBJECTION:**

|             |  |  |  |
|-------------|--|--|--|
| EPF/2549/23 |  |  |  |
|-------------|--|--|--|

**COMMITTEE CASES****GRANTED** None**COMMITTEE CASES****REFUSED** None

The Chairman closed the meeting at 7.42pm.

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**Signature of Chairman****Date**