

MINUTES of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. Johns Road, Epping on **Tuesday, 13th February 2024 at 7.15pm.**

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

IN ATTENDANCE: One member of the press was present. No members of the public were present.

OFFICER: Geraldine Vallis (Planning & Events Officer)

368 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr G Scruton.

369 DECLARATIONS OF INTEREST

Item 7 Planning Applications (Non-Pecuniary)

The Committee declared a non-pecuniary interest in application EPF/0050/24 77-79 High Street because they shop at the applicant's premises.

Cllr M Wright declared a non-pecuniary interest in application EPF/0076/24 Epping Laundry And Dry Cleaning Co, Bower Hill 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.

370 DISPENSATIONS

There were no dispensations.

371 CONFIRMATION OF MINUTES

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 23rd January 2024 be signed by the Chairman as a true record.

372 PUBLIC QUESTIONS OR COMMENTS

There were no public questions or comments.

373 NOTICES AND INFORMATION

There were no notices or information.

374 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/0050/24	77-79 High Street Epping CM16 4BA Tesco	Retrospective installation of 1 x 42" media screen size-860(W)x2160(H)mm Screen size 530(W) x930(H)mm 3nos x 1250mm x 700mm flagpole signs, overall 3350mm height.
Committee have NO OBJECTION to this application.		
EPF/0094/24	87 Bower Hill Epping CM16 7AW Mr Alex Hang	Construction of front porch and front extension to existing garage
Committee have NO OBJECTION to this application.		
EPF/2778/23	Mill House Farm Theydon Road Epping CM16 4DL Mr Mike Phillips	Demolition of existing residential dwelling and associated buildings and erection of replacement dwelling.
<p>Committee STRONGLY OBJECT to this application.</p> <p>Committee do not agree to demolishing a perfectly acceptable dwelling to be replaced with a modern structure. Committee felt that that this proposal is inappropriate for the area and does not fit in with the street scene. Committee stated that they would have expected the design to fit in with the landscape to preserve the heritage of the dwelling and associated buildings.</p> <p>Relevant policies: Local Plan 2011-2033: DM9F, H1A (ii) and (iii) NPPF: Para 9, 127, 132 Emerging Epping Neighbourhood Plan: policy 14, policy 18. Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		

375 OTHERS

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

EPF/0076/24	Epping Laundry And Dry Cleaning Co Bower Hill Epping CM16 7AD Mr Reginald Mark Lemon	Certificate of lawful development for the existing uses at Epping Laundry facility located in the north western portion of the site - Class E(g)(iii) Former Laundry repair garage and later MOT centre located in the centre of the site - Class E(g)(iii)
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		Two dwellinghouses located on eastern site frontage - Class C3 9 private leased vehicle garages in the centre of the site adjacent MOT centre
Committee NOTED this application.		
EPF/0134/24	319A High Street Epping CM16 4DA Mr Freddy Cole	Approval of Details Reserved by Condition 4 'Additional Drawings' of EPF/1593/23 (Grade II listed building application for alterations and change of use to first floor from offices to create a 2 bedroom flat).
Committee NOTED this application.		

376 **CONSULTATION****Pre-Planning consultation for proposed Rooftop Installation Upgrade at Cornerstone, High Road, Epping CM16 4BA**

There was a pre-consultation letter and associated drawings for this site. The company were asking for comments that Epping Town Council has on this proposal. The closing date for this consultation was 16th February.

Committee **CONSIDERED** the above consultation and **NOTED** this information.

377 **CONSULTATION****Application for a Pavement Licence - Gail's Bakery, 227 High Street, Epping CM16 4BP**

The amended application for a pavement licence was resubmitted and emailed to the Members in January because of the short deadline. All comments or representations were submitted within the consultation start date: Friday 26th January 2024, and ended: Thursday 1st February 2024.

The hours sought were Monday to Sunday 07:00 – 18:00.

The three consultation documents submitted for consultation. There were two Epping Town Council representations sent back to Epping Forest District Council by the deadline.

Committee **CONSIDERED** the above consultation and **NOTED** this information.

378 **EFDC PLANNING DECISIONS**

Committee **NOTED** the following planning decisions.

Delegated Cases:**GRANTED:**

EPF/1314/23	EPF/2512/23	EPF/1986/23	EPF/2483/23
EPF/1592/23	EPF/1593/23	EPF/2636/23	EPF/2453/23

Delegated Cases:**REFUSED:**

EPF/1818/23	EPF/2488/23	EPF/2524/23	
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RAISE NO OBJECTION:

EPF/0082/24			
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LAWFUL:

EPF/2386/23			
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NOT LAWFUL:

EPF/2474/23			
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COMMITTEE CASES**GRANTED** None**COMMITTEE CASES****REFUSED** None

The Chairman closed the meeting at 7.55pm.

Signature of Chairman**Date**