

MINUTES of the PLANNING AND GENERAL PURPOSES COMMITTEE MEETING held at Epping Hall, St. Johns Road, Epping on Tuesday, 12th March 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: One member of the press was present. One member of the public was present.

OFFICER: Geraldine Vallis (Planning & Events Officer)

446 APOLOGIES FOR ABSENCE

No apologies for absence were received.

447 DECLARATIONS OF INTEREST

Item 7 Planning Applications (Non-Pecuniary)

Cllr M Wright declared a non-pecuniary interest in application EPF/0305/24 60 Tower Road because he lives on 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.

448 DISPENSATIONS

There were no dispensations.

449 CONFIRMATION OF MINUTES

The Planning & Events Officer asked the Committee to note that she had emailed EFDC by the deadline to withdraw their objection to the consultation for Eden Cocktail bar in item 413 on the minutes. This is following receiving information from Licensing about similar applications including feedback from the police which was circulated to the committee and the decision made via email.

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 27th February 2024 be signed by the Chairman as a true record.

450 PUBLIC QUESTIONS OR COMMENTS

The Planning & Events Officer advised members of public objections to EPF/0351/24 - 67 Hemnall Street would be discussed under agenda item 7.

451 NOTICES AND INFORMATION

There were no notices or information.

452 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.

Planning application EPF/0351/24 – 67 Hemnall Street was moved to first application for discussion as an objector was present.

EPF/0351/24	67 Hemnall Street Epping CM16 4LZ Mr and Mrs Curbishley	Erection of Garden Room.
<p>Committee STRONGLY OBJECT to this application.</p> <p>The Committee are disappointed to see this application back with no meaningful alterations and no review made from previous planning applications which were objected to by the Town Council and refused by Epping Forest District Council.</p> <p>Committee agreed that previous concerns have not been met such as being overbearing and overdevelopment with a loss of amenities for neighbours.</p> <p>Committee still stands by their previous comments which included overbearing orientation of the building in addition to the foundations already on the site not being acceptable. Committee oppose retrospective planning applications which show disregard for the planning system. All applications should be made prior to the commencement of works, following the correct procedures.</p> <p>The proposed outbuilding will result in a loss of amenity for neighbouring properties, as it is too high and overbearing. This would result in a loss of natural light and overshadowing of the neighbouring gardens. The design of the outbuilding does not complement the setting, particularly as the building will be clearly visible to neighbouring properties due to its bulk and scale.</p> <p>The orientation of the outbuilding on the site will exacerbate the issues highlighted above and consideration should be given to its position and orientation to minimise any negative effects on immediate neighbours.</p> <p>The Committee acknowledges the objections from a neighbour to this latest current planning application. Given that this has already been submitted as a permitted development application previously and refused, the Committee would ask that the veranda element on this application should be taken out of permitted development.</p> <p>Relevant policies: Policy DM9 Adopted Local Plan 2011-2033 (2023), and the NPPF 2021.</p> <p>Previous policies: CP2 (iv), CP7, DBE2, DBE3, DBE9, DBE10 (Adopted Local Plan) Emerging Local Plan: DM9F, DM9J, DM10E, H1A (ii) and (iii) NPPF: Para 9, 127</p>		

Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.		
EPF/0144/24	28 Lindsey Street Epping CM16 6RD ARSP Property Investment Ltd	Conversion of existing loft space into self-contained flat and internal changes to the existing self-contained flat at first floor.
Committee have NO OBJECTION to this application.		
EPF/0305/24	60 Tower Road Epping CM16 5EN Mr and Mrs D Hourihan	Proposed hip to gable roof extension with rear dormer window to facilitate a loft room. Conversion of existing front room into household store room with external access via new door. Removal of existing rear conservatory and replace with rear extension with flat roof with roof lantern.
Committee have NO OBJECTION to this application.		
EPF/0306/24	22 Crows Road Epping CM16 5DE Paul Crew and Brigette Bard	Demolition of existing conservatory and veranda, and construction of new single storey rear extension.
Committee have NO OBJECTION to this application.		
EPF/0205/24	4 Kendal Avenue Epping CM16 4PN Mr Bobby Virk	Changes made include double storey extension to rear and side. proposal for changes to ground floor and first floor layout. new roof proposal, including dormer windows with 2 new bedrooms on floor including en-suites.
Committee have NO OBJECTION to this application.		
EPF/0341/24	183 Barclays Bank Plc High Street Epping CM16 4BH Loungers UK Ltd	Advertisement consent for Installation of fascia signs, projecting sign and menu board.
Committee have NO OBJECTION to this application provided the tree work is carried out under the supervision of the conservation officer at EFDC.		
EPF/0342/24	Ringinglow High Road Epping CM16 4DQ Mrs Holly Shepherd	Demolition of existing conservatory and part demolition of rear elevation to create two storey rear extension and 1.5 storey side extension, extension of south east facing roof to create front entrance porch, refurbishment of existing house and associated landscape works.
Committee have NO OBJECTION to this application.		
EPF/0392/24	65 Garnon Mead Coopersale Epping CM16 7RW Essex County Council	TPO/EPF/24/14 T2-T6: Oak - Crown lift to up to 5m from ground level, as specified. Crown thin by up to 15%, as specified. Crown reduce lateral branches by up to 1.5m, 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.

453 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 7.56pm.

Signature of Chairman

Date