

MINUTES of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. Johns Road, Epping on **Tuesday, 14th January 2025 at 7.15pm.**

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

IN ATTENDANCE: 13 members of the public joined the meeting, and one member of the press were present.

OFFICERS: Beverley Rumsey (Town Clerk)
Jo-Ann Lewis (Planning, Market & Events Officer)

330 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr R Sharif.

331 DECLARATIONS OF INTEREST

Item 7 Planning Applications (Non-Pecuniary)

Cllr R Sharif requested an entry to be made in the minutes, to make it clear, that as a member of both the Town and District Councils, she will reconsider all matters at District level taking into account all relevant evidence and representations at the District tier. Therefore, she cannot be bound in any way by any view expressed in the parish tier or by the decisions of this Committee.

Cllrs C McCredie and Cllr C Burgess declared non-pecuniary interests, as they knew one member of the public each in attendance. Cllr N Avey also declared a non-pecuniary interest as he knew two members of the public in attendance.

332 DISPENSATIONS

There were no dispensations.

333 CONFIRMATION OF MINUTES

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 10th December 2024 be signed by the Chairman as a true record.

334 PUBLIC QUESTIONS OR COMMENTS

There were no public questions or comments.

335 NOTICES AND INFORMATION

There were no notices or information.

336 PLANNING APPLICATIONS

EPF/2389/24	3, Woodberry Down, Epping, CM16 6RJ. Fox Developments.	Demolition of existing dwelling and detached garage. Erection of 4no. four-bedroom dwellings with associated landscaping, private amenity areas, car parking and 3no. new vehicular accesses across the existing footway.
<p>Committee STRONGLY OBJECT to this application.</p> <p>This proposal is an overdevelopment of the residential site with its increase in size (which is overbearing) and regret the loss of an established family home with strong historical connections to the community. This application would have a detrimental impact to this particular street scene and this development is not in keeping with the neighbouring and nearby properties. The development is closer to the street boundary and further forward than neighbouring properties. It would result in a loss of amenity for neighbouring properties in respect of overshadowing and overlooking. Committee acknowledge the neighbours strong objections to this application, and in person representations were heard. Objectors stated that the site was apparently cleared of hedges, shrubs, and mature trees, before the original planning application was submitted. This not only has a detrimental effect on the street scene, but this also has long term ramifications on the environment and local wildlife. Committee also have safety concerns about the number of houses proposed, this is poorly designed and overcrowded, with disregard to vehicle safety manoeuvring into and out of this residential road which would be detrimental to Highway Safety. This residential road is narrow with a sharp bend close to the vehicle site access, the nature of this has potential to cause a danger to pedestrians and passing traffic. Committee feel the loss of this established family home and an additional four dwellings on this site is simply too dense and not acceptable.</p> <p>Relevant policies: Local Plan 2011-2033: DM1 A, DM9 A, DM10 C, H1A (ii) & (iii), T1C, T1E (i), NPPF 2023 para 115, 128.</p> <p>Epping Town Council confirm they will support their objection at any relevant meeting, in accordance with the new planning procedures.</p>		
EPF/2485/24	Water Tower 35, High Street, Epping, CM16 4BA. Cornerstone.	Grade II listed building application for proposed Rooftop installation upgrade to the existing telecommunications installation. Proposed removal of the existing 3No. Antennas and replacement with 4No. new Antennas, 2No. 300mm Dishes, 1No. GPS Module.
<p>Committee would defer this application to the conservation officer at EFDC, given their concerns, and would request that any work permitted is carried out under their supervision.</p>		

EPF/2484/24	Water Tower 35, High Street, Epping, CM16 4BA. WHP Telecoms Ltd.	Proposed Rooftop installation upgrade to the existing telecommunications installation. Proposed removal of the existing 3No. Antennas and replacement with 4No. new Antennas, 2No. 300mm Dishes, 1No. GPS Module and associated ancillary works.
Committee would defer this application to the conservation officer at EFDC, given their concerns, and would request that any work permitted is carried out under their supervision.		
EPF/2426/24	48, Springfield, Epping, CM16 4LA. Mr & Mrs Adams.	Roof lights to loft, Single storey rear extension and new roof to existing outhouse.
Committee have NO OBJECTION to this application		
EPF/2434/24	29, Amesbury Road, Epping, CM16 4HZ. Mr Anthony Hall.	Ground floor rear extension and front porch canopy.
Committee have NO OBJECTION to this application		
EPF/2480/24	84, The Plain, Epping, CM16 6TW. Cihan Beller.	Erection of single storey rear extension and loft conversion with rear dormer extension.
Committee have NO OBJECTION to this application, but would refer to Local Plan Policy H1 E, which states: The loss of bungalows and specialist accommodation will be resisted.		
EPF/2452/24	Land adjacent to 1, Egg Hall, Epping, CM16 6SA. EFDC Arb Officer.	TPO/EPF/07/98 T2: Acer pseudoplatanus - Prune to previous points, as specified.
Committee have NO OBJECTION to this application, providing all work is carried out under the supervision of the arboricultural officer at EFDC.		
EPF/2489/24	7, Hillcrest Way, Epping, CM16 7AR. Mr Burgess & Miss P Khushi.	Proposed single storey rear extension with roof lantern. Proposed hip to gable roof extension with rear dormer window to facilitate a loft conversion.
Committee have NO OBJECTION to this application		
EPF/2533/24	14, The Laurels, Coopersale Street, Epping, CM16 7QJ. Ms S Michael.	Side and rear 1.5 storey extension. Alterations to garage roof.
Committee have NO OBJECTION to this application		
EPF/2602/24	19, Hartland Road, Epping, CM16 4PF.. GTF Tree Care Ltd.	TPO/EPF/21/01 T1: Cedar - Crown reduce by up to 3m, as specified.
Committee have NO OBJECTION to this application, providing all work is carried out under the supervision of the arboricultural officer at EFDC.		
EPF/2601/24	29, St Albans Road, Coopersale, Epping, CM16 7RD. GTF Tree Care Ltd.	TPO/EPF/06/83 (Ref: G1) 1 x Horse Chestnut - Reduce to previous points, as specified. Remove diseased limb, as specified.

Committee have **NO OBJECTION** to this application, providing all work is carried out under the supervision of the arboricultural officer at EFDC.

337 OTHERS

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

EPF/2420/24	108-110, High Street, Epping, CM16 4AF. Cambridge Retrofit Hub.	Approval of Details Reserved by Conditions 3 Types and Colours, 4 Window and door details, 5 No fabric removed and 6 Details of screen walls and fences of EPF/386/24 (Grade II listed building application for the reversion of house into two separate dwellings with small extension to rear).
Committee would defer this application to the conservation officer at EFDC, given their concerns, and would request that any work permitted is carried out under their supervision.		
EPF/2451/24	Gardeners Barn, Fluxs Lane, Epping, CM16 7PF. Mr David Meliveo.	Certificate of lawful development to install an outdoor domestic swimming pool.
Committee have NO OBJECTION to this application.		

338 APPEALS

AP-13450 (EPF/0837/24)	6, The Maltings, Palmers Hill, Epping, CM16 6SG. T-Space.	Grade II listed building application for replacement of conservatory with side extension, and internal remodelling to basement and ground floors.
This was NOTED by the committee.		

339 PLANNING DECISIONS

Committee **NOTED** there were no planning decisions received from EFDC for this period.

The Chairman closed the meeting at **8.00pm**.

Signature of Chairman

Date