

MINUTES of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. Johns Road, Epping on **Tuesday, 11th March 2025 at 7.15pm.**

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

IN ATTENDANCE: One member of the press was present.

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

441 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr R Sharif.

442 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.

443 DISPENSATIONS

There were no dispensations.

444 CONFIRMATION OF MINUTES

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 25th February 2025 be signed by the Chairman as a true record.

445 PUBLIC QUESTIONS OR COMMENTS

There were no public questions or comments.

446 NOTICES AND INFORMATION

There were no notices or information.

447 PLANNING APPLICATIONS

EPF/0054/25	Epping Hall, Epping Town Council, St Johns Road, Epping, CM16 5JU. Epping Town Council.	Reconfiguration of Epping Town Council offices to make more efficient use of working space, adding additional windows for light, and an additional escape route.
Committee have NO COMMENT to make as they are the applicant.		
EPF/0235/25	103, St Johns Road, Epping, CM16 5DW Ms Pugh.	Side and rear extension.
Committee have NO OBJECTION to this application.		
EPF/0249/25	Gardeners Barn. Fluxs Lane, Epping, CM16 7PF. David Meliveo.	Proposed swimming pool with patio.
Committee have NO OBJECTION to this application.		
EPF/0338/25	3, Oakleigh Rise, Epping, CM16 7BL. Mr & Mrs Adams.	TPO/EPF/12/80 (Ref: T5) T1: Oak - Crown reduction of south-eastern side by up to 2m away from property, as specified. Crown reduce to previous pruning points elsewhere, 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.		
EPF/0422/25	22, Kendal Avenue, Epping, CM16 4PW. Bayfords Tree Care.	TPO/EPF/45/91 (Ref: G3)T1: Pine - Reduce lateral stems of crown by up to 2m, as specified. Crown thin by up to 10%, 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.		
EPF/0055/25	The Old Rectory, Coopersale Common, Coopersale, CM16 7NU. Mr & Mrs Balasuriya.	Construction of a pickleball court together with perimeter fencing and landscaping.
Committee have NO OBJECTION to this application.		

448 CONSULTATION**Consultation for time limited (1 year) premises licence, at Epping Roof Garden, 195 Cottis Lane, Epping CM16 4BL.**

Committee considered the above consultation and raised the following **Objections** against the application under the Licensing Act 2003 in accordance with the licensing objectives regarding:

The prevention of crime and disorder, the prevention of public nuisance and public safety.

The extended times requested are inappropriate for the rural town of Epping. There are a lot of new homes being built in the area that would suffer from the venue noise and the aftermath of patrons leaving. There have been reported issues of public disorder along with rubbish, including broken glass being left along the High Street, when extensions have been previously granted for bank holiday events.

Falconry Court, formally an office block, is in the process of being converted into flats and is directly opposite the venue. Sunday to Wednesday until 2am, and Thursday to Saturday until 3am are not acceptable times for this area. Committee felt Sunday to Wednesday until 12 midnight, and Thursday to Saturday until 1am would be more in keeping with this rural Town, with consideration given to New Year's Eve as a special event.

449 PLANNING DECISIONS

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

The Chairman closed the meeting at **7.38pm**.

Signature of Chairman

Date