



EPPING TOWN COUNCIL

EPPING HALL, ST JOHNS RD, EPPING, ESSEX CM16 5JU

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TO ALL MEMBERS of the PLANNING AND GENERAL PURPOSES COMMITTEE

Cllr N Avey (Chairman)
Cllr C Burgess
Cllr G Scruton (Mayor - *ex officio*)
Cllr M Wright (Deputy Mayor - *ex officio*)

Cllr B Scruton (Vice Chairman)
Cllr C McCredie
Cllr M-L Whitbread

You are hereby summoned to attend a meeting of the **PLANNING AND GENERAL PURPOSES COMMITTEE** to be held by **ZOOM (digital meeting platform)** on **Tuesday, 9th February 2021 at 6.30pm** in order to transact the following business as set out in the agenda below.

Beverley Rumsey
Town Clerk
3rd February 2021

CHANGES TO MEETINGS DURING THE CORONAVIRUS SITUATION From 4th April 2020

The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 came into effect on 4th April 2020. This enabled Town Councils to hold electronic meetings.

Press and Public Participation: A meeting code will be publicly displayed to allow access to the public sessions.

Members of the press and public who are not able to connect remotely will have the opportunity to input through the Town Clerk in advance of the meeting. Face to face Council and Committee meetings will resume once health and safety allows.

A G E N D A

1 APOLOGIES FOR ABSENCE

To receive any apologies and reasons for absence.

2 DECLARATIONS OF INTEREST

Members are invited to declare disclosable pecuniary interests and other interests, along with the nature of those interests, in relation to any item on this agenda.

Cllr N Avey and Cllr C McCredie have requested an entry be made in the minutes to make it clear that, as members of both the District and Town 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.

3 DISPENSATIONS

To receive requests for dispensations from members concerning any item of business on this agenda.

4 CONFIRMATION OF MINUTES

To approve as a correct record and sign the Minutes of the meeting held on 26th January 2021. **(Attached)**

5 PUBLIC QUESTIONS OR COMMENTS

To receive any questions or comments relating to planning matters from members of the public present at the meeting, or which have been received in writing in advance of the meeting.

Please note: Members of the public will be invited to join this meeting by meeting code and password. Should members of the press and public not be able to join remotely, please contact the Town Clerk by 4pm on the day of the meeting.

6 NOTICES AND INFORMATION

To receive any notices or information that the Chairman may wish to lay before Committee.

7 PLANNING APPLICATIONS

To consider the following Planning and Tree applications as received from Epping Forest District Council since the date of the previous agenda and up until the date of this agenda:

EPF/0052/21	8 Boleyn Row Epping CM16 6FF Mr Graeme Piper	Part single/two storey rear/side extensions, replacement larger roof window on rear elevation, conversion of rear half of existing garage.
EPF/0014/21	3 Maltings Lane Epping CM16 6SB Mr Chris Doyle	TPO/EPF/07/98 (Ref: T40) T1: Lime - Repollard, as specified.
EPF/3045/20	8 Buttercross Lane	Proposed two storey rear extension.

	Epping CM16 5AA Maria Carlstrom	
EPF/3055/20	7 Beaconfield Road Epping CM16 5AR Mr W Edwards	Single storey rear and side extensions and front storm porch.
EPF/3080/20	28 Bridge Hill Epping CM16 4ER Mr and Mrs D Pantlin	Single storey rear extension with monopitch roof, loft conversion with rear dormer and Juliet balcony and pitched roof forming a new entrance canopy.
LB/EPF/0045/21	Civic Offices, Epping Forest District Council 323 High Street Epping CM16 4BZ Mr. Michael Turnbull	Grade II listed building consent for internal alterations such as like for like replacement of glazed screen, addition of 2 no. glazed screens, and replacement of existing partitions.
EPF/0029/21	55 High Street Epping CM16 4BA Mr R Hopkins	A ground floor rear extension to existing commercial unit.
EPF/0033/21	23 Buckingham Road Epping CM16 5AF Mr M Kellinger	Two storey rear and single storey rear extensions. Single storey side extension. (Revised application to EPF/2489/20)
EPF/0038/21	57 Ivy Chimneys Epping CM16 4EP Shane Healion	Proposed first floor rear extension.

8 APPLICATIONS WITHDRAWN

To **NOTE** the withdrawal of the following application as received from Epping Forest District Council since the date of the previous agenda and up until the date of this agenda.

EPF/2372/20	67 Hemnall Street Epping CM16 4LZ Mr Alan Curbishley	Double storey front, side and rear extensions including Juliet balconies to rear and internal alterations.
<u>Decision taken by P&GP Committee - 12th January 2021</u>		
Committee OBJECT to this application.		

The proposal is an overdevelopment of the site in terms of its bulk and scale on the edge of a conservation area location. This development would result in a loss of amenities for neighbouring properties in terms of loss of natural light, overlooking and visual impact. The Committee received two neighbours' objections to these proposals which were noted.

The materials being proposed for the development include cladding which the Committee agreed are not appropriate and would damage the streetscene as the properties are in a particular architectural style within a conservation area.

There is a tree on the tree protection plan - T2 horse chestnut at the back of the property which looks like it is being proposed to be felled but there is no reasoning for this or replacement of the tree and clarification is needed.

Relevant policies: CP2 (iv), CP7, DBE2, DBE3, DBE9, DBE10, LL10 (Adopted Local Plan)
Emerging Local Plan: DM5 (i), DM9F, DM9J, DM10E, H1A (ii) and (iii)
NPPF: Para 8 (b), 9, 127

[Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.](#)

9 PLANNING DECISIONS

Committee are requested to **NOTE** no planning decisions have been received from EFDC for this period.