



EPPING TOWN COUNCIL

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

Tel: 01992 579444 Fax: 01992 579446 e-mail: info@eppingtowncouncil.gov.uk

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, 27th April 2021 at 6.30pm** in order to transact the following business as set out in the agenda below.

Beverley Rumsey

Town Clerk

21st April 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.

AGENDA

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 13th April 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****ROAD TRAFFIC REGULATION ACT 1984 - SECTION 14(1)****Temporary Traffic Regulation Order of Station Road, Bower Hill, Stewards Green Road, Epping**

A notification has been received from Essex County Council giving notice of a planned road closure of Station Road, Bower Hill, Stewards Green Road, due to commence on 26th April 2021 for 5 days while Essex County Council undertakes micro surfacing. The closure is required for the safety of the public and workforce while Essex County Council undertakes Road works - Pre Inlay Civils and Inlay.

ROAD TRAFFIC REGULATION ACT 1984 - SECTION 14(1)**Temporary Traffic Regulation Order of Nicholl Road, Epping**

A notification has been received from Essex County Council giving notice of a planned road closure of Nicholl Road, due to commence on 06th May 2021 for 17 days. The closure is required for the safety of the public and workforce while Essex County Council undertakes Road works kerbing and resurfacing works.

ROAD TRAFFIC REGULATION ACT 1984 - SECTION 14(1)**Temporary Traffic Regulation Order of Station Road, Bower Hill, Epping**

A notification has been received from Essex County Council of a planned road closure of Station Road, Bower Hill, Stewards Green Road, due to commence on 06th May 2021 for 17 days. The closure is required for the safety of the public and workforce while Essex County Council undertakes Road works - Pre Inlay Civils and Inlay.

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/0717/21	St Gregorys House & Harding House Addison Court Epping CM16 4FD Miss Lauren Cassidy	TPO/EPF/25/93 G3, G4, G5 & G6: 12 x Limes - Crown reduce to previous points.
EPF/0662/21	12 Institute Road Coopersale Epping CM16 7QY Mr Jonatham Radcliffe	First floor side extension.

EPF/0697/21	34 Chapel Road Epping CM16 5DS Mr Joseph Sim	Single/double storey rear extension.
EPF/0705/21	9 Highfield Place Epping CM16 4DB Mr and Mrs T Castle	First floor side extension. Single storey rear extension. Garage conversion. Elevation alterations including a canopy over the front entrance.
EPF/0709/21	25 A Lindsey Street Epping CM16 6RB Mrs Katie Maxwell	New front porch, garage conversion, render to external walls and new windows
EPF/0444/21	80 Beaconfield Road Epping CM16 5AT Mr T Kallendjian	Proposed two storey side extension extending at the rear.
EPF/0755/21	Former Police Station 230 High Street Epping CM16 4AP Mr Irfan Umarji	Change of use of ground floor and basement of former Police Station to Use Class E (Commercial, Business and Service).
EPF/0782/21	40 Stonards Hill Epping CM16 4QH Mr F Jamieson	Removal of existing shed/outbuilding and Extension and conversion of existing rear garden outbuilding to create annexe accommodation. (Revised application to EPF/2774/20).

8 PLANNING DECISIONS

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

GRANTED:

Delegated Cases

EPF/0029/21	55 High Street Epping CM16 4BA Mr R Hopkins	A proposed single storey ancillary rear extension to the existing ground floor commercial unit.
Committee have NO OBJECTION to this application to the ground floor rear extension if it is ancillary to the existing commercial unit. Committee would request that a suitable condition is placed on any permission granted regarding the rear extension remaining ancillary to the commercial unit, as the proposal would not be suitable for residential flat development.		
EPF/0038/21	57 Ivy Chimneys Epping CM16 4EP Shane Healion	Proposed first floor rear extension.
Committee have NO OBJECTION to this application.		
EPF/0089/21	7 Woodberry Down Epping CM16 6RJ Mr Eliot Blakey	Erection of single storey rear extension.
Committee have NO OBJECTION to this application.		
EPF/0107/21	12 St Albans Road Coopersale	First floor side and rear extension.

	Epping CM16 7RD Mr Mark Horsfall	
Committee have NO OBJECTION to this application.		
EPF/0158/21	15 Albany Court Epping CM16 5ED Mr Paul Siggers	First floor rear extension and garage conversion.
Committee have NO OBJECTION to this application.		
EPF/0261/21	28 Bury Road Epping CM16 5EU Mr Ben Wigan	Alterations to existing bungalow to convert to a 2 storey dwellinghouse.
Committee have NO OBJECTION to this application.		
EPF/2884/20	2 Brickfield Road Coopersale Epping CM16 7QX Miss Bianca Tindides	Two storey side extension, with single storey rear extension and loft conversion.
Committee have NO OBJECTION to this application. However, Committee felt that the materials being proposed to be used in this extension should match the existing building (not UPVC or aluminium) and be more in keeping with the age of the property.		
EPF/2988/20	26 Kendal Avenue Epping CM16 4PR Mr & Mrs Grafton	Single storey side extension and change of existing facade materials and alteration to roof.
Committee have NO OBJECTION to this application.		
EPF/0014/21	3 Maltings Lane Epping CM16 6SB Mr Chris Doyle	TPO/EPF/07/98 (Ref: T40) T1: Lime - Repollard, as specified.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		
EPF/0168/21	Bury Farm House Bury Lane Epping CM16 5JA Mr Lee Newton	TPO/EPF/24/91 T1: Chestnut - Fell, as specified.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		
EPF/3009/20	65 Hemnall Street Epping CM16 4LZ Ian White	TPO/EPF/32/08 T7: Ash - Crown reduce to previous points, as specified.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		
EPF/1244/20	223 High Street Epping CM16 4BL Boots	Grade II listed building application for proposed x1 no. externally illuminated fascia sign A & x1 no. externally illuminated projecting sign B.

Committee have NO OBJECTION provided all work is carried out under the supervision of the conservation officer at EFDC.		
EPF/0245/21	33 High Street Epping CM16 4BA Mr T Brown	One non-illuminated fascia sign and 3 x directional signs.
Committee have NO OBJECTION to this application.		
EPF/1243/20	223-225 High Street Epping CM16 4BL Boots	Proposed x1 no.externally illuminated fascia sign A & x1 no. externally illuminated projecting sign B.
Committee have no objection provided all work is carried out under the supervision of the conservation officer at EFDC.		
EPF/0414/21	19 Centre Drive Epping CM16 4JH Mr Justin Richards	Application to determine if Prior Approval is required for a Larger Home Extension measuring 4.05 metres, height to eaves of 2.98 metres & a maximum height of 3.30 metres.
Committee NOTE this application.		
EPF/0180/21	15 Rayfield Epping CM16 5AD Mr Sager Patel	Prior approval for proposed new additional floor over existing first floor with a new pitched roof to matching existing roof angles. Front and rear elevations of new floor to replication fenestrations details as existing first floor. No windows to flank elevation to be propped on new floor. Material to match existing building.
<p>Committee OBJECT to this application.</p> <p>Committee consider this proposal to be an overdevelopment of the property and it would turn the building from a two-storey semi-detached dwelling into a town house style property. The roofline would stand out taller than the next-door house and the streetscene. The Committee also felt that there would be loss of amenity to the neighbouring house as a result of this proposal.</p> <p>Relevant policies: CP2 (iv), DBE9, DBE10 (i) and (ii), H3A (iv) (Adopted Local Plan) Emerging Local Plan: DM9F, DM9J, DM10E, H1A (ii) and (iii) NPPF: Para 9, 127</p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		

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