



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 B Scruton (Vice Chairman and Mayor - *ex officio*)

Cllr S Baker

Cllr C Burgess (Deputy Mayor - *ex officio*)

Cllr C McCredie

Cllr G Scruton

Cllr M Wright

You are hereby summoned to attend a meeting of the **PLANNING AND GENERAL PURPOSES COMMITTEE** to be held in the **Conference Room, Epping Hall, St Johns Road, Epping** on **Tuesday, 21st June 2022 at 6.30pm** for the purpose of transacting the business as set out in the agenda below.

- NB: **Please advise us by 4pm on the day of the meeting if you wish to attend.**

Beverley Rumsey

Town Clerk

15th June 2022

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 7th June 2022.
(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.

6 **NOTICES AND INFORMATION**

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

7 **PLANNING APPLICATIONS**

Committee are requested to **NOTE** no standard planning applications have been received from EFDC for this period, only one Other planning application in the week up to 1st June. Due to Epping Forest District Council's Planning back-office upgrade, no applications have been registered for week up to 10th June. Epping Forest District Council's new system were proposed to go live on Monday 13th June and then they will start to consult on applications. Epping Forest District Council's weekly report will be issued on Friday 17th June, and the format for this is still to be refined.

8 **OTHERS:**

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

EPF/1081/22	20 Theydon Grove Epping Essex CM16 4PY Mr Matthew Bedding	Certificate of lawful development for proposed works including single storey side extension (existing conservatory demolished) roof extension hip to gable.
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Committee is requested to **NOTE** this information.

9 **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:

Delegated Cases:**GRANTED:**

EPF/0598/22	20 Laburnum Road Coopersale Epping Essex CM16 7RA Y Guemar	Changes to design under planning permission reference EPF/1815/21 to include the following - 1. Render wall finish throughout instead of facing brickwork. 2. Rear single storey extension roof now flat with a parapet instead of pitched. 3. Circular entrance porch detail replaced with a square detail. 4. Casement windows throughout with no fanlights, except flank elevation window at first floor. 5. Flank elevation window at first floor has a fanlight instead of a casement.
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		Window proposed will be non openable from floor level to a height of 1700mm and will have obscure glass.
Committee have NO OBJECTION to this application.		
EPF/0646/22	8 Theydon Place Epping Essex CM16 4NH Mr. & Mrs. Kani	Single storey rear extension.
Committee have NO OBJECTION to this application.		
EPF/0700/22	11 Severns Field Epping Essex CM16 5AP Mr and Mrs I Apps	Adaption of existing conservatory to facilitate a flat roof with roof lantern and the rear segmental windows to be replaced by a squared off masonry rear elevation. New doors to replace window in existing rear dining area.
Committee have NO OBJECTION to this application.		
EPF/2907/21	32 The Orchards Epping CM16 7BB Mr A Simpson	Proposed conversion of the existing loft space into habitable accommodation with two side facing dormer windows with pitched roofs to south facing elevation and one side facing dormer window with obscured glazing to north facing elevation. The rear gable facing the garden and open fields is to be fitted with glazing with doors and Juliet balcony. This proposal makes efficient use of the existing loft space and is similar to many other similar loft conversions in the locality. This particular loft can be converted under permitted development rights that the dwelling enjoys and can be fully functioning. However, the applicant is applying under the householder application procedure as the overall roof extension compared to the original is just in excess of the 50 cubic metres allowable.
<p>Committee OBJECT to this application.</p> <p>The Committee felt that this proposal is an overdevelopment of the site and would result in the loss of yet another bungalow and set an undesirable precedent in this long-established bungalow area. The proposed design with its large dormer windows does not complement the building and would have a negative effect on the street scene.</p> <p>There are no new bungalows being built but there is a demand for this type of housing from older or elderly people who wish to downsize and live independently but who are not able or do not wish to use stairs. There is a significant and demonstrable adverse impact on the local supply of housing by allowing these conversions.</p> <p>The Orchards is characterised by true bungalows and altering the style of this building would contribute to an undesirable precedent, which will adversely affect the character of this particular urban area. National policy recognises the importance of taking into consideration the character of different areas, which is crucial in this location. Allowing these conversions has an adverse effect on the local supply of this type of housing and is not sustainable as it reduces local choice, diversity and the mix of dwelling types available.</p> <p>The importance of this type of bungalow accommodation has been recognised in the emerging Local Plan and Neighbourhood Plan.</p> <p>Relevant policies:</p>		

CP1 (ii), CP2 (iv), DBE10, H4A (Local Plan 1998 & Alterations 2006) H1 (Emerging Local Plan) NPPF paras 8, 9, 61, 124, 125, 127 Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.		
TPO/EPF/0296/22	66A Bower Hill Epping CM16 7AW Mr Ergul Kalkan	TPO/EPF/31/04 T1: Horse Chestnut - Crown reduce by up to 2m, as specified. Crown lift to 4m from ground level, as specified. T2: Yew - Crown reduce by up to 1m, as specified.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		

Delegated Cases:**REFUSED:**

EPF/0617/22	1 Bower Vale Epping Essex CM16 7AS Mrs Ceris Pike	Single storey infill rear extension with new pitched roof and 4no. rooflights. Adaptation of two existing rear window openings and two new rear-aspect roof windows to retained rear pitched roof. All existing Upvc windows to be replaced with new timber-framed sash windows. Demolition of existing rear-aspect conservatory.
Committee have NO OBJECTION to this application.		

COMMITTEE CASES**GRANTED**

None

COMMITTEE CASES**REFUSED**

None