



# EPPING TOWN COUNCIL

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

Tel: 01992 579444 Fax: 01992 579446 e-mail: [info@eppingtowncouncil.gov.uk](mailto:info@eppingtowncouncil.gov.uk)

## 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, 27<sup>th</sup> September 2022** at **7.15pm** for the purpose of transacting the business as set out in the agenda below.

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

**Beverley Rumsey**  
Town Clerk  
21<sup>st</sup> September 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 Tuesday, 23<sup>rd</sup> August 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**

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/1732/22	11A St Johns Road Epping CM16 5DN Ms Joanne Knight	Grade II listed building consent for additional window.
EPF/1935/22	Greenleys 1 Highfield Place Epping CM16 4DB Mrs Gill Elderfield	TPO/EPF/26/91 T5: Beech - Crown reduce by up to 1.5 metres, as specified. T6: Lawson Cypress - Fell and replace, as specified.
EPF/1988/22	51 The Drummonds Epping CM16 4PJ Mrs J Payne	Proposed single storey side / rear extension with mono pitch roof. Garage conversion into utility room. Changes to front elevation and rear elevation facade treatment.
EPF/2007/22	Premier House First Floor Suite 3a 141 High Street Epping CM16 4BD Mrs Rigby	Fascia sign
EPF/2044/22	34 Bower Hill Epping CM16 7AL Mr and Mrs D Duggan	Removal of existing car port to front. Existing front single storey extension to have new new windows and perimeter pitched roof. Removal of existing car port to front. Existing front single storey extension to have new new windows and perimeter pitched roof. Proposed single storey and two storey side extension. The upper storey set off boundary by 1m. Roof remodelled to facilitate a loft roof with rear dormer. (Revised application to EPF/0446/22).
EPF/1592/22	55 Hemnall Street Epping CM16 4LZ Mrs S Buckley	Removal of existing conservatory. Two storey side extension. Single storey rear extension.
EPF/2101/22	10 Lynceley Grange	TPO/EPF/04/84 (Ref: T6)

	Epping CM16 6RA Mr Ivor Bedford	T1: Oak - Crown reduce up to 1m to previous pruning points as specified.
--	------------------------------------	--

8 **APPEALS:**

To consider the following Notices of Appeal as received from Epping Forest District Council since the date of the previous agenda and up until the date of this agenda.

EPF/1504/20	26 High Street Epping CM16 4AE Siobhan Cook	Change of use from A1/A3 to (C3) residential comprising 3 x 2-bed & 1 x 1-bed units
-------------	--	---

**Decision taken by P&GP Committee - 13<sup>th</sup> October 2020**

Committee **OBJECT** to this application.

This ground floor proposal is contrary to the Local Plan, emerging Local Plan and draft Epping Neighbourhood Plan. Local policy states that in town centres, residential accommodation will not be permitted at ground floor level to protect the vitality and viability of these centres. Committee do not support residential accommodation at ground floor level, including A1/A3 class use premises in order to protect the vitality and vibrancy of Epping High Street.

Relevant policies: TC3 (ii) (Local Plan 1998 & Alterations 2006)

H1A (ii) and (iii), E2 F (Emerging Local Plan)

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

You can comment on this appeal online at the appeals area of the Planning Portal (<https://acp.planninginspectorate.gov.uk/>) quoting the above reference by 20/10/2022.

9 **PLANNING DECISIONS**

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