



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, 8th November 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
2nd November 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 25th October 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/2343/22	1 Theydon Place Epping CM16 4NH Mr and Mrs Paul and Lisa Saggars	Proposed alterations to garage, fenestration and construction detailing including enlarged and additional windows and rooflights within the first floor. Amended application to planning permission reference EPF/3219/17.
EPF/2401/22	Gardeners Barn Fluxs Lane Epping CM16 7PF Alix Saunders & David Meliveo	Grade II listed building application for internal alterations to cart lodge, to include new windows and new first floor door to external staircase.
EPF/2396/22	Gardeners Barn Fluxs Lane Epping CM16 7PF Alix Saunders & David Meliveo	Internal alterations to cart lodge, to include new windows and new first floor door to external staircase.
EPF/2052/22	287 High Street Epping CM16 4DA GS8 Projects	Proposed 1 no. 3 storey and 1 no. 2 storey buildings to accommodate x 5 residential units (4, 1bed units and 1, 2 bed unit) with communal open space, landscaping and associated works.
EPF/2218/22	Theydon Bower Bower Hill Epping CM16 7AB John Simmons Property Management Ltd	TPO/EPF/14/82 T2: Acer - Crown reduce by up to 2m, as specified. T4: Acer – Remove lowest limb, as specified. Crown lift to 5m above ground level, as specified. T5: Thorn, T6: Beech & T7: Ash – Crown lift to 5m above ground level over road, as specified GRP3: Mixed Shrubs – incl 1 x Beech: Reduce lateral limbs to fence line, as specified. T11: Oak – Specific limb reduction over garden wall, as specified. Crown lift to 4m above ground level over lawn area, as specified. T25 & T26:

		2 x Lime & T27: 1 x Thorn – Crown lift over garages to 5m above ground level, as specified. T29: Birch - Remove lowest limb, as specified.
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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/2408/21	73 Lindsey Street Epping CM16 6RD Lindsey Street Limited	Demolition of existing buildings and erection 10 residential dwellings (Use Class C3) with associated refuse storage, car and cycle parking, landscaping and associated infrastructure.
<p><u>Decision taken by P&GP Committee - 26th October 2021</u> Committee OBJECT to this application. While the Committee acknowledge and welcomes the development of this brownfield site, there are issues with this proposal. The Committee acknowledge receipt of objections from residents. Committee commented that the design of the layout needs to be looked at and how these three storey blocks may affect loss of amenity such as overlooking for neighbours. The proposed buildings are located close to the boundary of the site near to neighbouring houses. The addition of trees and landscaping to screen the site will not be adequate to conserve privacy and stop overlooking. There is also the issue of insufficient car parking for the number of residential units being proposed on the site. There are 10 car parking spaces being proposed for 10 three-bedroom dwellings and only two visitor parking spaces. There are severe parking issues in Epping and the insufficient parking from this scheme will put additional pressures on the surrounding roads. Relevant policies: CP2 (iv), CP7, DBE1, DBE2, DBE4, DBE5, DBE6, DBE9, H3A, ST6. (Local Plan 1998 & Alterations 2006) DM9A, DM9J, DM10A, T1C (Emerging Local Plan). NPPF paras 8, 9, 127, 134, 185. Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		

9 PLANNING DECISIONS

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