

MINUTES of the PLANNING AND GENERAL PURPOSES COMMITTEE MEETING held by ZOOM (digital meeting platform) on Tuesday, 12th January 2021 at 6.30pm.

PRESENT:

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

IN ATTENDANCE: One member of the press and nine members of the public were present.

OFFICERS: Beverley Rumsey (Town Clerk)
Geraldine Vallis (Planning & Events Officer)

347 APOLOGIES FOR ABSENCE

Apologies for absence was received from Cllr C McCredie.

348 DECLARATIONS OF INTEREST

Cllr M-L Whitbread joined the meeting.

Cllr M-L Whitbread declared a pecuniary interest in application EPF/2839/20 91 Centre Drive, EPF/2372/20 67 Hemnall Street, EPF/2835/20 Vincent House, Grove Lane as she has dealings with them through work.

Cllr M-L Whitbread declared a non-pecuniary interest in application EPF/2838/20 15 Church Field because she knows the applicant through work a few years ago and they are neighbours.

Cllr M-L Whitbread declared a non-pecuniary interest in application EPF/2924/20 Bakers Lane Car Park and EPF/2925/20 Cottis Lane Car Park as she is related to the Leader of Epping Forest District Council which owns Qualis Group.

Cllr N Avey declared a non-pecuniary interest in application EPF/2924/20 Bakers Lane Car Park and in application EPF/2925/20 Cottis Lane Car Park as he is a District Councillor of Epping Forest District Council which owns Qualis Group.

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

349 **DISPENSATIONS**

There were no dispensations.

350 **CONFIRMATION OF MINUTES**

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 22nd December 2020 be signed by the Chairman as a true record.

351 **PUBLIC QUESTIONS OR COMMENTS**

Please note: Members of the public were invited to join this meeting by meeting code and password. Should members of the press and public not be able to join remotely, they are asked to contact the Town Council by 4pm on the day of the meeting.

The Planning & Events Officer advised members of two neighbours objections received for EPF/2372/20 67 Hemnall Street which were emailed to the Committee and would be discussed under item 7.

The Planning & Events Officer advised members of two residents comments received for EPF/2924/20 Bakers Lane Car Park and EPF/2925/20 Cottis Lane Car Park which were emailed to the Committee and would be discussed under item 7.

352 **NOTICES AND INFORMATION**

There were no notices or information received.

353 **PLANNING APPLICATIONS**

Committee **CONSIDERED** the following planning and tree applications received from Epping Forest District Council since the date of the previous meeting 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.
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.](#)

Planning applications EPF/2924/20 and EPF/2925/20 were moved further up on the agenda for discussion as residents with comments were present.

EPF/2924/20	Bakers Lane Car Park Bakers Lane Epping CM16 5BD Qualis Group	Full application for the redevelopment of existing surface level car park to provide a leisure centre to include swimming pool, gymnasium, sports hall, squash courts and studio (mixed Class E (d) and F.2 (d)) together with disabled parking provision, new vehicular and pedestrian access, all hard and soft landscaping, and associated works.
<p>Committee have NO OBJECTION to this application.</p> <p>Committee request that the developers consider adding natural light to the first-floor studios on this development.</p> <p>While NO OBJECTION was made to Bakers Lane car park application, comments were added after the Full Council meeting on 14th January which were returned by the deadline of 18th January to Epping Forest District Council.</p>		
EPF/2925/20	Cottis Lane Car Park Cottis Lane Epping CM16 5LL Qualis Group	Full application for the redevelopment of existing surface level car park comprising the demolition of public toilets and the construction of a multi-deck car park, cinema (sui generis), commercial

		<p>floorspace (mixed Class E), replacement public toilets and cycle store, all associated plant, together with new vehicular and pedestrian access, all hard and soft landscaping, and associated works.</p>
<p>Committee agreed TO POSTPONE returning comments for this planning application until after its Full Council meeting. Epping Town Council will return comments by the deadline of the 18th January to Epping Forest District Council.</p> <p>While NO OBJECTION was made to Cottis Lane car park application, comments were added after the Full Council meeting on 14th January which were returned by the deadline of 18th January to Epping Forest District Council.</p>		
EPF/2807/20	<p>Cedars 18A Beulah Road Epping CM16 6RH</p>	<p>TPO/EPF/31/90 (Ref: A1) T1: Ash - Crown reduce to previous points, as specified.</p>
<p>Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.</p>		
EPF/2910/20	<p>The Oaks 17 Hartland Road Epping CM16 4PF Miss Rebecca Sheridan</p>	<p>TPO/EPF/21/93 T3 & T4: 2 x Oaks - Crown lift to 4m from ground level, as specified. Crown reduce, on highway side, by up to 2.5m as specified. T5: Strawberry Tree - Crown lift to 4m from ground level, as specified. Crown reduce, on highway side, by up to 2m as specified. T6: Cedar - Crown lift to 6m from ground level, as specified. Crown reduce, on highway side, by up to 2m as specified. T7: Ash - Crown lift to 6m from ground level, as specified.</p>
<p>Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.</p>		
EPF/2821/20	<p>23 Amesbury Road Epping CM16 4HZ</p>	<p>Proposed ground floor rear extension in lieu of existing conservatory.</p>

	Mrs Alice Marcolin	
Committee have NO OBJECTION to this application.		
EPF/2835/20	Vincent House Grove Lane Epping CM16 4LH Mr S Brody	Creation of small amenity area and external changes to ground floor unit.
<p>Committee OBJECT to this application.</p> <p>Committee agreed that there would be a loss of amenity with the removal of car parking spaces for the residents who would occupy this development. There are severe parking issues in Epping and the insufficient parking from this scheme will put additional pressures on the surrounding roads.</p> <p>Relevant policies: ST6, DBE6 (Adopted Local Plan)</p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		
EPF/2838/20	15 Church Field Church Hill Epping CM16 4RF Mrs Natalie Goldsworthy	Removal of existing conservatory and replaced with single storey rear extension.
Committee have NO OBJECTION to this application.		
EPF/2839/20	91 Centre Drive Epping CM16 4JD Mr L Davison	Proposed single storey rear extension, demolition of existing conservatory & conversion of existing garage.
Committee have NO OBJECTION to this application.		
EPF/2848/20	20 The Orchards Epping CM16 7BB Mr Dennis Hillard	Ground floor rear extension.
Committee have NO OBJECTION to this application.		

EPF/2849/20	20 The Orchards Epping CM16 7BB Mr Dennis Hillard	Proposed front porch including garage conversion.
Committee have NO OBJECTION to this application.		
EPF/2850/20	20 The Orchards Epping CM16 7BB Mr Dennis Hillard	Ground floor rear/side extension (Mud Lobby)
Committee have NO OBJECTION to this application.		

354 **EFDC PLANNING DECISIONS**

Committee **NOTED** that no planning decisions had been received from Epping Forest District Council for this period.

The Chairman closed the meeting at **7.47pm**.

Signature of Chairman

Date