

MINUTES of the PLANNING AND GENERAL PURPOSES COMMITTEE MEETING held by ZOOM (digital meeting platform) on Tuesday, 9th February 2021 at 6.30pm.

PRESENT:

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

IN ATTENDANCE: Three members of the public were present.

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

384 APOLOGIES FOR ABSENCE

No apologies for absence were received.

385 DECLARATIONS OF INTEREST

Cllr M-L Whitbread joined the meeting.

Cllr M-L Whitbread declared a pecuniary interest in application EPF/3080/20 28 Bridge Hill, as she has dealings with the applicant through work.

Cllr M-L Whitbread declared a non-pecuniary interest in application EPF/0038/21 57 Ivy Chimneys because she knows the applicant through work.

Cllr M-L Whitbread declared a non-pecuniary interest in application EPF/0033/21 23 Buckingham Road because she knows the applicant through work.

Cllr M-L Whitbread declared a non-pecuniary interest in application EPF/3055/20 7 Beaconfield Road as she is related to the neighbour next door.

Cllr M-L Whitbread declared a non-pecuniary interest in application LB/EPF/0045/21 Civic Offices, Epping Forest District Council as she is related to the Leader of Epping Forest District Council.

Cllr N Avey and Cllr C McCredie declared a non-pecuniary interest in application LB/EPF/0045/21 Civic Offices, Epping Forest District Council as they are both District Councillors of Epping Forest District Council.

Cllr N Avey, Cllr C McCredie, Cllr B Scruton, Cllr G Scruton and Cllr M Wright declared a non-pecuniary interest in application EPF/0052/21 8 Boleyn Row as they know the

neighbour objecting who is a fellow member of the Epping Neighbourhood Planning Advisory Committee.

Cllr N Avey, Cllr C McCredie, Cllr B Scruton, Cllr G Scruton and Cllr M Wright declared a non-pecuniary interest in application EPF/0033/21 23 Buckingham Road as they know the neighbour objecting who is a fellow member of the Epping Neighbourhood Planning Advisory Committee.

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.

386 **DISPENSATIONS**

There were no dispensations.

387 **CONFIRMATION OF MINUTES**

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 26th January 2021 be signed by the Chairman as a true record.

388 **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 one neighbour objection received for EPF/0052/21 8 Boleyn Row, which was emailed to the Committee who would like to speak and would be discussed under item 7.

The Planning & Events Officer advised members of three neighbours objections received for EPF/0033/21 23 Buckingham Road which were emailed to the Committee, two of which would like to speak and would be discussed under item 7.

389 **NOTICES AND INFORMATION**

There were no notices or information received.

390 **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.

Planning application EPF/0033/21 23 Buckingham Road was moved to second application for discussion as objectors were present.

EPF/0052/21	8 Boleyn Row Epping CM16 6FF Mr Graeme Piper	Part single/two storey rear/side extensions, replacement larger roof window on rear elevation, conversion of rear half of existing garage.
<p>Committee OBJECT to this application.</p> <p>The proposal is an overdevelopment of this six-bedroom detached dwelling in terms of its bulk and scale. This development would affect the streetscene, creating a terracing effect on the particularly styled detached houses on Boleyn Row on the Kings Wood Park estate. It would set a precedent for future applications in that area.</p> <p>This development would result in a loss of amenities for neighbouring properties in terms of loss of natural light, overlooking, privacy, noise and visual impact. The Committee received one neighbour objection to these proposals which was noted. The loss of part of the garage would also have an impact as there is already a major issue with car parking on that street.</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 8 (b), 9, 105, 106, 127, 180</p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		
EPF/0033/21	23 Buckingham Road Epping CM16 5AF Mr M Kellinger	Two storey rear and single storey rear extensions. Single storey side extension. (Revised application to EPF/2489/20)
<p>Committee OBJECT to this application.</p> <p>This revised proposal, while slightly improved still causes an impact on the neighbouring car parking spaces on the proposed side development of the dwelling. The committee acknowledge the neighbour's objection which includes their concern about the closeness of proposed boundary wall would still impede the use of this and other neighbouring parking spaces. The committee agreed that this would still mean a loss of amenity for the neighbours.</p> <p>There was also new evidence from two other neighbours' objections regarding this revised proposal which the committee have considered. Committee consider this proposal as an overdevelopment of this dwelling which would also impact on the neighbours at the back of the property.</p> <p>The neighbours are concerned that the rear extensions moving further backwards and very close to their fence line. Committee agree that there would be a loss of amenity in terms of overlooking and privacy into the neighbours' gardens that it backs onto. The proposal would be reducing the size of garden and the neighbours are concerned about the potential loss of habitat for wildlife in their gardens by this proposed development. Committee request that the trees that are currently planted in the garden remain unaffected by the development as they provide a screen to neighbours' gardens.</p>		

<p>The neighbours are also worried about how the drainage watercourse at the end of the gardens which would be affected by this development and any potential risk of flooding. Committee advise that a site visit could be necessary by EFDC's Building Regulations to check this proposal's impact on the drainage watercourse before any works are granted. Relevant policies: CP2 (i), (iv) and (v), CP7, DBE9 (i), DBE10, GB4, H3A, LL7, LL10 (Adopted Local Plan) Emerging Local Plan: DM5 A (i), DM9J, DM10E, DM17, H1A (ii) and (iii) NPPF: Para 9, 70, 122, 127, 155, 163, 180 Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		
EPF/0014/21	3 Maltings Lane Epping CM16 6SB Mr Chris Doyle	TPO/EPF/07/98 (Ref: T40) T1: Lime - Repollard, as specified.
<p>Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.</p>		
EPF/3045/20	8 Buttercross Lane Epping CM16 5AA Maria Carlstrom	Proposed two storey rear extension.
<p>Committee have NO OBJECTION to this application.</p>		
EPF/3055/20	7 Beaconfield Road Epping CM16 5AR Mr W Edwards	Single storey rear and side extensions and front storm porch.
<p>Committee have NO OBJECTION to this application.</p>		
EPF/3080/20	28 Bridge Hill Epping CM16 4ER Mr and Mrs D Pantlin	Single storey rear extension with monopitch roof, loft conversion with rear dormer and Juliet balcony and pitched roof forming a new entrance canopy.
<p>Committee have NO OBJECTION to this application.</p>		
LB/EPF/0045/21	Civic Offices, Epping Forest District Council 323 High Street Epping CM16 4BZ Mr. Michael Turnbull	Grade II listed building consent for internal alterations such as like for like replacement of glazed screen, addition of 2 no. glazed screens, and replacement of existing partitions.
<p>Committee have NO OBJECTION to this application provided all work is carried out under the supervision of the conservation officer at EFDC.</p>		
EPF/0029/21	55 High Street Epping CM16 4BA Mr R Hopkins	A ground floor rear extension to existing commercial unit.

<p>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.</p>		
EPF/0038/21	57 Ivy Chimneys Epping CM16 4EP Shane Healion	Proposed first floor rear extension.
<p>Committee have NO OBJECTION to this application.</p>		

391 **APPLICATIONS WITHDRAWN**

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.
<p><u>Decision taken by P&GP Committee - 12th January 2021</u> 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.</p>		

Committee **NOTED** the withdrawn application EPF/2372/20 67 Hemnall Street.

392 **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 **7.37pm**.

Signature of Chairman

Date