

MINUTES of the PLANNING AND GENERAL PURPOSES COMMITTEE MEETING held by ZOOM (digital meeting platform) on Tuesday, 26th January 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: One member of the press was present.

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

375 APOLOGIES FOR ABSENCE

No apologies for absence were received.

376 DECLARATIONS OF INTEREST

Cllr M-L Whitbread declared a non-pecuniary interest in application EPF/2980/20 6 Egg Hall because she knows the applicant through work.

Cllr M-L Whitbread declared a non-pecuniary interest in application EPF/2935/20 57 Ivy Chimneys because she knows the applicant through work.

Cllr M-L Whitbread declared a non-pecuniary interest in application EPF/2959/20 18 Lynceley Grange because she knows the applicant through work.

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.

377 DISPENSATIONS

There were no dispensations.

378 CONFIRMATION OF MINUTES

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 12th January 2021 be signed by the Chairman as a true record.

379 **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.

There were no public questions or comments.

380 **NOTICES AND INFORMATION**

There were no notices or information.

381 **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/2980/20	6 Egg Hall Epping CM16 6SA Mr Martyn Arkell	TPO/EPF/04/84 T4: Oak - Crown reduce to previous points, as specified. Reduce lowest limb, by up to 3m, as specified.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		
EPF/2935/20	57 Ivy Chimneys Epping CM16 4EP Shane Healion	Single storey rear extension.
Committee have NO OBJECTION to this application.		
EPF/2959/20	18 Lynceley Grange Epping CM16 6RA Mr Richard Daniels	Retrospective planning application for an outbuilding.
Committee have NO OBJECTION to this application.		

Committee oppose retrospective planning applications which shows disregard for the planning system. All applications should be made prior to the commencement of works, following the correct procedures and this practice should be discouraged.		
EPF/2961/20	15 Crows Road Epping CM16 5DE Mr Jon Wood	Proposed hip to gable loft conversion, with front rooflight windows and rear dormer.
Committee have NO OBJECTION to this application.		
EPF/3009/20	65 Hemnall Street Epping CM16 4LZ Ian White	TPO/EPF/32/08 T7: Ash - Crown reduce to previous points, as specified.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		
EPF/0092/21	ST JOHNS SCHOOL, TOWER ROAD, EPPING Devonshires- Solicitors – Rachel Eldridge	Deed of Variation on EPF/1400/04 (For the demolition of existing school, construction of new secondary school and residential development)
Committee have NO COMMENT to this registered request.		
EPF/2573/20	3 Simon Champion Court 232-234 High Street Epping CM16 4AU Ms Thuy Nguyen	Change of use from A1 to Suis Generis for Nail Bar/ Beauty Salon.
Committee have NO OBJECTION to this application.		
EPF/2987/20	50 Bridge Hill Epping CM16 4ER Emma Smithies	Proposed demolition of the existing garage, two storey wraparound extension, front bay alteration, floor plan redesign and all associated works
Committee have NO OBJECTION to this application.		

382 APPLICATIONS WITHDRAWN

EPF/2119/20	1 Theydon Place, Epping, CM16 4NH Mrs P Saggars	Loft conversion including raising the height of the dwelling and single storey extensions to the sides and rear. (Renewal of planning application EPF/3219/17)
<p><u>Decision taken by P&GP Committee - 10th November 2020</u></p> <p>Committee OBJECT to this application.</p> <p>The Committee restate their previous objection to this application. This same proposal would be an overdevelopment of the building, in terms of its height and scale, which would have a detrimental effect on the character of the street scene and the surrounding area. This part of Theydon Place is all bungalows and altering the style of this building will set an undesirable precedent, which will adversely affect the character of this urban area. National policy recognises the importance of taking into consideration the character of different areas, which is crucial in this location.</p> <p>The importance of bungalow accommodation has been recognised in the emerging Local Plan. The constant development of bungalows into houses is eroding the stock of bungalows in a town where there is an identified need for people wishing to downsize, adversely affecting the mix of dwelling types available, contravening evidence and the emerging local Plan.</p> <p>Relevant policies: CP1 (ii), CP2 (iv), CP7, DBE2, DBE9, DBE10, H4A (Local Plan 1998 & Alterations 2006) H1 (Emerging Local Plan) NPPF paras 8, 9, 61, 64, 65, 124, 125, 127, 131, 186.</p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		
EPF/0905/20	Bell Cottage, High Road, Epping, CM16 4DQ	Proposed rear extension to the existing detached cottage, pergola to the rear garden, demolition of an existing garage to create a new annexe, removal of existing above ground pond, new ground-based pond.
<p><u>Decision taken by P&GP Committee - 26th May 2020</u></p> <p>Committee have NO OBJECTION to this application.</p>		

The Planning & Events Officer advised members that while the Committee had no objection to EPF/0905/20 Bell Cottage, the EFDC Conservation Officer had an objection to the proposed rear extension part of the planning application.

The Conservation Officer stated that some of the previous works done was not in keeping with the property and this extra works on the rear extension development would have a detrimental impact on the rest of this 19th century dwelling.

Committee **NOTED** the withdrawn applications EPF/2119/20 1 Theydon Place and EPF/0905/20 Bell Cottage.

383 EFDC PLANNING DECISIONS

Committee **NOTED** the following planning decisions.

GRANTED:

Delegated Cases

EPF/0952/20	EPF/1768/20	EPF/2370/20	EPF/2390/20
EPF/2423/20	EPF/2431/20	EPF/2444/20	EPF/2465/20
EPF/2486/20	EPF/2521/20	EPF/2569/20	EPF/2257/20

Committee Cases

EPF/3426/18			
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REFUSED:

Delegated Cases

EPF/2335/20	EPF/2489/20	EPF/2500/20	
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The Chairman closed the meeting at **6.56pm**.

Signature of Chairman

Date