

MINUTES of the PLANNING AND GENERAL PURPOSES COMMITTEE MEETING held by ZOOM (digital meeting platform) on Tuesday, 23rd February 2021 at 6.30pm.

PRESENT:

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 was present.

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

441 APOLOGIES FOR ABSENCE

Apologies for absence was received from Cllr N Avey (Chairman) and Cllr C McCredie.

In the absence of the Chairman, the meeting was chaired by Cllr B Scruton (Vice Chairman).

442 DECLARATIONS OF INTEREST

Cllr M-L Whitbread declared a pecuniary interest in application EPF/2884/20 2 Brickfield Road, as she has dealings with the applicant through work.

Cllr M-L Whitbread declared a pecuniary interest in application EPF/0094/21 12 Mount Road, as she has dealings with the applicant through work.

Cllr M-L Whitbread declared a non-pecuniary interest in application EPF/0089/21 7 Woodberry Down because she knows the applicant.

Cllr M-L Whitbread declared a non-pecuniary interest in application EPF/0158/21 15 Albany Court because she knows the applicant.

Cllr M-L Whitbread declared a non-pecuniary interest in application EPF/0167/21 16 Laburnum Road because she knows the applicant.

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.

443 DISPENSATIONS

There were no dispensations.

444 **CONFIRMATION OF MINUTES**

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 9th February 2021 be signed by the Chairman as a true record.

445 **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.

446 **NOTICES AND INFORMATION**

There were no notices or information.

447 **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/0089/21	7 Woodberry Down Epping CM16 6RJ Mr Eliot Blakey	Erection of single storey rear extension.
Committee have NO OBJECTION to this application.		
EPF/0094/21	12 Mount Road Fiddlers Hamlet Epping CM16 7PQ Chisenhale-Marsh Estates Company	Proposed demolition of existing single dwelling and associated structures and redevelopment to provide two dwellings, associated gardens and infrastructure.
<p>Committee OBJECT to this application.</p> <p>Committee agreed that 12 Mount Road or Ivy Cottage is of a particular architectural style which contributes to the street scene and should not be lost. The loss of this property and the very modern design of the proposed properties would be detrimental to the street scene.</p> <p>The Town Council contacted the conservation officer at EFDC for advice prior to the meeting about this application. The conservation officer confirmed that EFDC have added this building and the ones next door (nos. 8 and 10 Mount Road) to their list of buildings on the Local List last year. This is because this older cottage and the other buildings met the criteria for non-designated heritage assets.</p> <p>The presence of two other similar dwellings, 8 and 10 Mount Road reinforces the townscape interest.</p> <p>To be included on the Local List, the building or structure should satisfy (a), and either (b) or (c) below:</p>		

(a) authenticity – buildings should be recognisable of their time, or of a phase in their history. If they have been unsympathetically altered, the change should be easily reversible. A building which is substantially unaltered, or retains the majority of its original features, qualifies under this criterion.

(b) architectural, local or townscape significance – the building must be a good example of a particular local building type or style or display good quality local craftsmanship and detailing.

(c) historical significance – the building should display physical evidence of periods of local economic, technical or social significance, well-known local people or historic events.

This information confirms the contribution of Ivy Cottage or 12 Mount Road to local distinctiveness and architectural merit, that the building is worth saving and being on the Local List offers a level of protection. The fact that the building is on the EFDC’s Local List should be a material consideration in decisions on development proposals that directly affect their significance or setting. The Committee therefore request that the conservation officer at EFDC is involved in this particular planning application.

Relevant policies:
 CP2 (iv), CP7, DBE1, DBE3 (Adopted Local Plan)
 Emerging Local Plan: DM7F, DM8, DM9A and DM9F, H1A (ii) and (iii)
 NPPF Para: 9, 110 (c), 124, 127 (c), 184

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

PN/EPF/0180/21	15 Rayfield Epping CM16 5AD Mr Sager Patel	Prior approval for proposed new additional floor over existing first floor with a new pitched roof to matching existing roof angles. Front and rear elevations of new floor to replication fenestrations details as existing first floor. No windows to flank elevation to be proposed on new floor. Material to match existing building.
----------------	---	---

Committee **OBJECT** to this application.

Committee consider this proposal to be an overdevelopment of the property and it would turn the building from a two-storey semi-detached dwelling into a town house style property. The roofline would stand out taller than the next-door house and the streetscene. The Committee also felt that there would be loss of amenity to the neighbouring house as a result of this proposal.

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 9, 127

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

TPO/EPF/0168/21	Bury Farm House Bury Lane Epping CM16 5JA Mr Lee Newton	TPO/EPF/24/91 T1: Cherry - Fell, as specified.
-----------------	---	---

Committee have **NO OBJECTION** with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.

EPF/0158/21	15 Albany Court Epping CM16 5ED Mr Paul Sagers	First floor rear extension and garage conversion.
Committee have NO OBJECTION to this application.		
EPF/0167/21	16 Laburnum Road Coopersale Epping CM16 7RA Mr Steve Pierson	Proposed two storey side extension & single storey rear extension.
Committee have NO OBJECTION to this application.		
EPF/2883/20	156 High Street Epping CM16 4AQ Mr Henry Luu	Change of use from A1 retail to Sui Generis nail/beauty salon.
Committee have NO OBJECTION to this application.		
EPF/2884/20	2 Brickfield Road Coopersale Epping CM16 7QX Miss Bianca Tindides	Two storey side extension, with single storey rear extension and loft conversion.
Committee have NO OBJECTION to this application. However, Committee felt that the materials being proposed to be used in this extension should match the existing building (not UPVC or aluminium) and be more in keeping with the age of the property.		

448 **APPLICATIONS WITHDRAWN**

EPF/1185/18	Duke of Wellington Public House 36 High Street Epping, CM16 4AE Punch Partnerships (PML) Limited	Erection of one detached house served by new access off Half Moon Lane, relocation of smoking shelter for public house
<u>Decision taken by P&GP Committee - 22nd May 2018</u> Committee have NO OBJECTION to this application.		

Committee **NOTED** the withdrawn application for EPF/1185/18 Duke of Wellington Public House, 36 High Street.

449 **EFDC PLANNING DECISIONS**

Committee **NOTED** the following planning decisions.

GRANTED:

Delegated Cases

EPF/2559/20	EPF/2638/20	EPF/2644/20	EPF/2713/20
EPF/2718/20	EPF/2741/20	EPF/2795/20	EPF/2821/20
EPF/2838/20	EPF/2839/20	EPF/2848/20	EPF/2849/20
EPF/2850/20	EPF/2409/20	EPF/2456/20	EPF/2493/20
EPF/2506/20	EPF/2584/20	LB/EPF/2648/20	

REFUSED:

Delegated Cases

EPF/2689/20	EPF/2696/20	EPF/2746/20	EPF/2774/20
-------------	-------------	-------------	-------------

The Chairman closed the meeting at **7.06pm**.

Signature of Chairman

Date