

MINUTES of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held in the **Conference Room, Epping Hall, St Johns Road, Epping** on **Tuesday, 25th January 2022** at **6.30pm**.

PRESENT:

Cllr B Scruton (Vice Chairman and Deputy Mayor - *ex officio*)
Cllr S Baker
Cllr C Burgess
Cllr C McCredie
Cllr G Scruton
Cllr M Wright (Mayor - *ex officio*)

IN ATTENDANCE: No members of the press or public were present.

OFFICER: Geraldine Vallis (Planning & Events Officer)

365 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr N Avey (Chairman).

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

366 **DECLARATIONS OF INTEREST**

Cllr C McCredie requested an entry to be made in the minutes, to make it clear, that as a member of both the Town and District Councils, she will reconsider all matters at District level taking into account all relevant evidence and representations at the District tier. Therefore, she cannot be bound in any way by any view expressed in the parish tier or by the decisions of this Committee.

There were no other declarations of interest.

367 **DISPENSATIONS**

There were no dispensations.

368 **CONFIRMATION OF MINUTES**

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 11th January 2022 be signed by the Chairman as a true record.

369 **PUBLIC QUESTIONS OR COMMENTS**

There were no public questions or comments.

370 **NOTICES AND INFORMATION**

There were no notices or information.

371 **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/3134/21	39 Severns Field Epping CM16 5AP Mr Richard Adley	Ground floor front extension 2.5m d x 4.3m with a pitch roof form matching existing.
Committee have NO OBJECTION to this application.		
EPF/3148/21	52 St Johns Road Epping CM16 5DP Mr Jamie Borg	Proposed single storey rear extension.
Committee have NO OBJECTION to this application.		
EPF/3253/21	43 Tower Road Epping CM16 5EN Mr & Mrs S & J Aherne	Removal of existing rear conservatory, proposed single storey rear extension with a flat roof & a roof lantern.
Committee have NO OBJECTION to this application.		
EPF/2865/21	3 Griffins Wood Cottages High Road Epping Essex CM16 4DH Mr Lee Jose	Proposed garage and store.
Committee have NO OBJECTION to this application.		
EPF/2897/21	131 Theydon Grove Epping CM16 4QB Mr Scott Fitzgerald	Two storey side infill extension and internal modifications
Committee have NO OBJECTION to this application.		

372 **STREET NAMING AND NUMBERING**

REQUEST TO REGISTER ONE RESIDENTIAL DWELLING ADD NAME TO 1A ARCHER CLOSE

The property in the following development has been allocated a postal address shown below.

Address: Forest Ridge, 1A Archer Close, Coopersale, Epping, CM16 7FG

Committee **NOTED** the above.

CONSULTATION FOR PROPOSED NAME FOR GARAGES TO THE REAR OF NOS 13-43 CHARLES STREET Address: Garages to the rear of nos 13-43 Charles Street Epping Essex CM16 7AU

The developer of the above scheme has applied for street naming and numbering for the above development. Demolition of the existing garage buildings and the erection of 9 x 2 bedroom mews houses, with associated landscaping, parking, bike and refuse stores.

EPF/3426/18. For developments of 7 or more properties a four-week consultation is undertaken with the Town and Parish Council for the area. Therefore, the developer is consulting for any observations or objections in relation to the proposed name, for which the Committee can accept, object or offer alternatives. The preferred name of the development put forward is: “**Shire Terrace**”. EFDC will advise the developer of any comments in order that they may give them their consideration. However, EFDC must advise the Committee that the developer is still entitled to proceed with their chosen name which has been assessed against EFDC’s criteria.

Enclosed is a location plan for information.

Committee **NOTED** the above. However, they felt that the name of the development should be more in keeping with the area and reflect its heritage. Another comment made was the suggestion to changing part of the name from ‘Terrace’ to ‘Mews’.

373 **CONSULTATION**

New Premises Licence –

275 High Street Epping Essex CM16 4DA (Old Santander building)

Please find attached an application for a new premises licence for a fish restaurant to serve alcohol with a meal, the application is for:

The Sale by Retail of Alcohol

Monday to Sunday 12.00 – 22.30 On Sales only

Opening Times of the premises

Monday to Sunday 11.30 – 23.00

Committee **CONSIDERED** the above consultation and **DECIDED** that no further action should be taken with regard to this consultation.

New Premises Licence –

112 High Street Epping Essex CM16 4AF

Please find attached a copy of a new application and plans for a premises licence at a Kebab Shop for the following activities:

The Sale by Retail of Alcohol

Monday to Sunday 12.00 – 01.00am **Off Sales only**

The Provision of Late Night Refreshment

Monday to Sunday 23.00 – 01.00am **On And Off Sales**

Seasonal timings 23rd December – 2nd January to ask for an extra hour till 02.00am for festive season (to include Christmas Eve And New Years Day)

Opening Times of the Premises

Monday to Sunday 12.00 – 01.00am

Committee **CONSIDERED** the above consultation and **DECIDED** to make a representation objection against the application under the Licensing Act 2003 on the grounds of the licensing objectives regarding the prevention of crime and disorder and prevention of public nuisance.

The reasons for this representation objection are that the hours for the sale of alcohol, provision of late night refreshment and seasonal timings (kebab shop) and sale of alcohol (off licence) are too late in a residential area and would cause noise, possible crime and nuisance.

The Committee strongly objects to the sale of alcohol after midnight.

The Committee considered 112 High Street Epping and 114 High Street Epping

together as both businesses are owned by the same applicant. The Committee noted the neighbour's comments received by the Town Council to 112 and 114 High Street new premises licenses.

New Premises Licence –

Off licence 114 High Street Epping Essex CM16 4AF (next to Kebabery)

Please find attached a new application for an Off licence in Epping High Street, the applicant is asking for

The Sale by Retail of Alcohol

Monday to Sunday 07.00 – 00.00am Off Sales only

Opening Times

Monday to Sunday 07.00 – 00.00am

Committee **CONSIDERED** the above consultation and **DECIDED** to make a representation objection against the application under the Licensing Act 2003 on the grounds of the licensing objectives regarding the prevention of crime and disorder and prevention of public nuisance.

The reasons for this representation objection are that the hours for the sale of alcohol, provision of late night refreshment and seasonal timings (kebab shop) and sale of alcohol (off licence) are too late in a residential area and would cause noise, possible crime and nuisance.

The Committee considered 112 High Street Epping and 114 High Street Epping together as both businesses are owned by the same applicant. The Committee noted the neighbour's comments received by the Town Council to 112 and 114 High Street new premises licenses.

374 **PLANNING DECISIONS**

Committee **NOTED** the planning decisions received from Epping Forest District Council for this period.

GRANTED:

Delegated Cases

EPF/2571/21	EPF/2618/21	EPF/2635/21	EPF/2658/21
EPF/2682/21	EPF/2691/21	EPF/2723/21	EPF/2916/21
EPF/2937/21	EPF/3196/18	EPF/2717/21	EPF/2785/21
EPF/2795/21			

PRIOR APPROVAL REQUIRED AND GRANTED

EPF/2740/21			
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REFUSED:

Delegated Cases

EPF/1504/20	EPF/1753/21	EPF/3076/20	
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PRIOR APPROVAL REQUIRED AND REFUSED

EPF/2810/21			
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GRANTED

Committee Cases

EPF/2257/21			
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The Chairman closed the meeting at **7.03pm**.

Signature of Chairman

Date