

MINUTES of the PLANNING AND GENERAL PURPOSES COMMITTEE MEETING held in the Conference Room, Epping Hall, St Johns Road, Epping on Tuesday, 22nd March 2022 at 6.30pm.

PRESENT:

Cllr N Avey (Chairman)
Cllr B Scruton (Vice Chairman and Deputy Mayor - *ex officio*)
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)

469 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr S Baker.

470 **DECLARATIONS OF INTEREST**

Cllr Nigel Avey and 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.

471 **DISPENSATIONS**

There were no dispensations.

472 **CONFIRMATION OF MINUTES**

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 8th March 2022 be signed by the Chairman as a true record.

473 **PUBLIC QUESTIONS OR COMMENTS**

There were no public questions or comments.

474 **NOTICES AND INFORMATION**

There were no notices or information.

475 **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/0351/22	42 Stewards Green Road, Epping CM16 7DA Mr & Mrs Edwards	Single storey rear extension to kitchen and bedroom.
Committee have NO OBJECTION to this application.		
EPF/0393/22	33 Lindsey Street Epping Essex CM16 6RB Mr & Ms D Shrier	Window and door changes to planning permission ref EPF/0971/19 - changes are regarding the proposed two storey rear elevation. Side facing first floor windows will be obscured glazed and non-opening from finished floor level to a height of 1700mm.
Committee have NO OBJECTION to this application.		

476 **OTHERS**

EPF/0417/22	32 The Orchards Epping Essex CM16 7BB Mr A Simpson	Application for a Lawful Development certificate for proposed construction of three side facing dormer windows with flat roofs to the existing roof.
<p>Committee OBJECT to this application.</p> <p>Committee acknowledged that this is another attempt to gain planning approval for the previous application EPF/2907/21 under an Application for a Lawful Development certificate on the Orchards bungalow estate. The Town Council request that EFDC consider the removal of permitted development rights to convert bungalow stock in Epping into houses. The Committee acknowledged receipt of the amended plans under this new application but agreed with all their previous comments. Committee agreed that this proposal is an overdevelopment of the site and would result in the loss of yet another bungalow and set an undesirable precedent in this long-established bungalow area. The proposed design with its large dormer windows does not complement the building and would have a negative effect on the street scene.</p> <p>There are no new bungalows being built but there is a demand for this type of housing from older or elderly people who wish to downsize and live independently but who are not able or do not wish to use stairs. There is a significant and demonstrable adverse impact on the local supply of housing by allowing these conversions.</p> <p>The Orchards is characterised by true bungalows and altering the style of this building would contribute to an undesirable precedent, which will adversely affect the character of this particular urban area. National policy recognises the importance of taking into consideration the character of different areas, which is crucial in this location. Allowing these conversions has an adverse effect on the local supply of this type of housing and is not sustainable as it reduces local choice, diversity and the mix of dwelling types available. The importance of this type of bungalow accommodation has been recognised in the emerging Local Plan and Neighbourhood Plan.</p> <p>Relevant policies: CP1 (ii), CP2 (iv), DBE10, H4A (Local Plan 1998 & Alterations 2006) H1 (Emerging Local Plan)</p>		

Policy 16 (Emerging Epping Neighbourhood Plan) NPPF paras 8, 9, 61, 124, 125, 127 Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.		
EPF/0385/22	23 Bury Road Epping Essex CM16 5ET Mr A Simpson	Application for a Lawful Development certificate for a proposed loft conversion.
Committee have NOTED this application.		

The Planning & Events Officer said that there is an amendment in application EPF/0385/22 which should have Kerry Nutley as the applicant and not Mr A Simpson.

477 **STREET NAMING AND NUMBERING**

REQUEST TO REGISTER PROPERTIES x3 RESIDENTIAL PROPERTIES THREE COTTAGES AT 1 BUTTERCROSS LANE

The properties in the above development have been allocated postal addresses. The names and numbers are shown as follows:

Plot 1, Plot 2 and Plot 3 Addresses: 1C, 1D and 1E Buttercross Lane, Epping CM16 5AA

Enclosed is a location plan for your information.

Committee **NOTED** the above. The Committee wanted to make a comment about the names and numbers and questioned why it was 1C, 1D and 1E and not 1A, 1B and 1C.

478 **PLANNING DECISIONS**

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

GRANTED:

Delegated Cases

EPF/3134/21	EPF/3170/21		
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REFUSED:

Delegated Cases

EPF/2408/21	EPF/2897/21		
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GRANTED

Committee Cases

EPF/0583/21	EPF/0917/21	EPF/0918/21	EPF/0919/21
EPF/1042/21	EPF/2705/19	EPF/2924/20	EPF/2925/20

The Chairman closed the meeting at **6.55pm**.

Signature of Chairman

Date