

MINUTES of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. Johns Road, Epping on **Tuesday, 7th June 2022 at 6.30pm.**

PRESENT: Cllr N Avey (Chairman)
Cllr B Scruton (Vice Chairman and Mayor - *ex officio*)
Cllr S Baker
Cllr C Burgess (Deputy Mayor - *ex officio*)
Cllr C McCredie
Cllr G Scruton

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

OFFICER: Geraldine Vallis (Planning & Events Officer)

34 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr M Wright

35 DECLARATIONS OF INTEREST

Cllr N Avey and Cllr Cherry 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.

There were no other declarations of interest.

36 DISPENSATIONS

There were no dispensations.

37 CONFIRMATION OF MINUTES

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 24th May 2022 be signed by the Chairman as a true record.

38 PUBLIC QUESTIONS OR COMMENTS

There were no public questions or comments.

39 NOTICES AND INFORMATION

There were no notices or information.

40 **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/0605/22	39 The Orchards Epping CM16 7AT Mr & Mrs Owen	Proposed conversion of a garage into a garden store and single storey rear extension.
Committee have NO OBJECTION to this application.		
EPF/0854/22	74 Ivy Chimneys Epping CM16 4EP Mr Arben Lleshi	Proposed erection of a two storey rear extension & new front windows.
Committee have NO OBJECTION to this application.		
EPF/0966/22	227 High Street Epping Essex CM16 4BP Gail's Ltd	Installation of retractable fabric awning with metal casing to shopfront; installation of timber door handles to shopfront doors; painting of shopfront doors, timber fascia, stallriser and office entrance door; installation of lettering to fascia board; installation of hanging sign to wall above fascia.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.		
LB/EPF/0965/22	227 High Street Epping Essex CM16 4BP Gail's Ltd	Grade II listed building application for installation of retractable fabric awning with metal casing to shopfront; installation of timber door handles to shopfront doors; painting of shopfront doors, timber fascia, stallriser, and office entrance door; installation of lettering to fascia board; installation of hanging sign to front elevation.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.		
A/EPF/0973/22	227 High Street Epping Essex CM16 4BP Gail's Ltd	Installation of lettering to fascia board; installation of hanging sign to wall above fascia.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.		

Cllr B Scruton entered the room.

EPF/3291/21	The Gate House Coopersale Common Coopersale	The demolition of the existing dwelling and extensive outbuildings and the erection of a new detached traditional brick-built
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	Epping CM16 7QT Mr R Balasuriya	house (replacement dwelling).
<p>Committee STRONGLY OBJECT to this application.</p> <p>Committee agree that this new design would not be in keeping within this traditional rural village. This design seems to have a mock Tudor influence which is detrimental to the streetscene. The Committee agree that demolishing a perfectly good family house is detrimental to the character of this surrounding area.</p> <p>Relevant policies: (Local Plan 1998 & Alterations (2006)) DBE1, DBE4 NPPF Para 8 (b), 9, 124, 127 Emerging Local Plan: H1, DM2, DM9, DM10 Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		
EPF/0045/22	Southview Coopersale Common Coopersale Epping CM16 7QT Carlton House Holdings	The demolition of the existing dwelling and extensive outbuildings and the erection of three new detached traditional brick-built dwellings.
<p>Committee STRONGLY OBJECT to this application.</p> <p>Whilst Committee note the revised application, these revisions have not addressed Committee's previous concerns.</p> <p>In addition, the design of this new proposal is not appropriate to the streetscene and within this rural village setting. The Committee also agree that the replacement of a family house which has become delapidated should be like for like with the existing dwelling and not be three family dwellings to replace one family dwelling on this site.</p> <p>Committee agree that the previous comments still stands which are stated again on this objection.</p> <p>The proposal is a vast overdevelopment of the site in terms of its size and density, which would result in a loss of amenity for neighbouring properties in terms of overlooking, visual impact, and dominance. Coopersale is a rural village which has already seen major development on the former allotment site and the village infrastructure cannot cope with any more multiple development. The proposal to erect nine homes on this site would adversely affect the character of the surrounding area and have a detrimental effect on the street scene, as the large hedgerow that would be lost as part of the development is a key visual feature on the approach into this rural village. The site also abuts Green Belt land and the Essex Way and the prominence of this proposal would adversely affect these key green spaces and natural wildlife habitats.</p> <p>The proposal would have an extremely detrimental effect on Highway safety, as the entrance would be located on a very dangerous bend where traffic approaches at speed and where there is no adequate pavement. This development would attract at least 21 additional vehicles, accessing the site on a regular basis. The access to this site cannot accommodate such an increase in vehicular movement and would result in harm to the existing area, through which the new traffic would move, including the neighbouring church hall. This would be extremely heightened during the period of construction.</p>		

<p>Relevant policies: (Local Plan 1998 & Alterations (2006)) CP2 (i), (iv) & (v), CP7, DBE1, DBE2, DBE4, DBE9, DBE10, LL1, LL10, ST4 NPPF Para 8 (b), 9, 124, 127 Emerging Local Plan: H1, DM2, DM9, DM10 Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		
EPF/0695/22	Garages to the rear of nos 13-43 Charles Street Epping Essex CM16 7AU Mr Russell Tomkins	Application for Variation of condition 2 for EPF/3426/18. (Demolition of the existing garage buildings and the erection of 9 x 2 bedroom mews houses, with associated landscaping, parking, bike and refuse stores.
Committee have NO OBJECTION to this application.		
EPF/0922/22	4 Woodberry Down Epping CM16 6RJ Mr Pardeep Bajwa	Two storey part single storey extension to the front, side & rear of the property. Materials and finishes are to match existing main dwelling. This application is similar to the previously approved application Ref: EPF/1240/21. (Changes to this application include render finish to be replaced with brickwork finish & porch roof to be changed to flat roof).
Committee have NO OBJECTION to this application.		
EPF/1028/22	Barclays Bank Plc 183 High Street Epping Essex CM16 4BH Barclays Bank plc	Existing ATM to be removed. Section of existing aperture to be infilled by brickwork to match existing. Existing window to be reinstated to match others existing window. Existing internally illuminated projecting sign to be removed and make good. Existing non-illuminated individual letters signage to be removed and make good. Existing night safe to be removed. Existing aperture to be infilled by brickwork to match existing. Existing branch nameplate to be removed and make good.
Committee have NO OBJECTION to this application.		
EPF/1048/22	3B Thornwood Road Epping CM16 6SX Mr Tony Ayres	Side extension over existing garage, single storey rear extension and roof conversion.
Committee have NO OBJECTION to this application.		

41 STREET NAMING AND NUMBERING**REQUEST TO REGISTER PROPERTIES: ADD PROPERTY NAME TO 9 SUNNYSIDE ROAD, EPPING CM16 4JP**

The above property has now been allocated a new name. The postal address now reads as follows:

Bridge Cottage

9 Sunnyside Road Epping

CM16 4JP

Committee **NOTED** the above.

42 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 7.14pm.

Signature of Chairman

Date