

MINUTES of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. Johns Road, Epping on **Tuesday, 26th July 2022 at 7.15pm.**

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

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

OFFICER: Geraldine Vallis (Planning & Events Officer)

103 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr N Avey (Vice Chairman).
 In the absence of the Chairman, the meeting was chaired by Cllr B Scruton (Vice Chairman and Mayor - *ex officio*).

104 DECLARATIONS OF INTEREST

Cllr Cherry 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.

Cllr B Scruton declared a non-pecuniary interest in application EPF/1168/22 25 James Street because she knows the applicant.

Cllr G Scruton declared a non-pecuniary interest in application EPF/1168/22 25 James Street because he knows the applicant.

105 DISPENSATIONS

There were no dispensations.

106 CONFIRMATION OF MINUTES

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Friday, 15th July 2022 be signed by the Chairman as a true record.

107 PUBLIC QUESTIONS OR COMMENTS

There were no public questions or comments.

108 NOTICES AND INFORMATION

There were no notices or information.

109 **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/1168/22	25 James Street Epping Essex CM16 6RR Mr and Mrs A and E Abhishek and Mills	Removal of existing single storey garage on boundary. Space is retained for car parking in its place. Proposed front entrance porch with pitched roof. Two storey side extension set off boundary by 700mm with pitched roof. Single storey rear extension with pitched roof.
Committee have NO OBJECTION to this application.		
EPF/1176/22	Bury Farm Bury Lane Epping Essex CM16 5JA M Sanchez	Grade II listed building application for a proposed single storey annexe to be used as housekeeper's accommodation. The annexe will be situated adjoining a swimming pool building granted under planning reference EPF/1468/21. (Not built) The annexe will be constructed as part of the swimming pool building to ensure continuity of appearance.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.		
EPF/1173/22	Bury Farm Bury Lane Epping Essex CM16 5JA M Sanchez	Proposed single storey annexe to be used as housekeeper's accommodation. The annexe will be situated adjoining a swimming pool building granted under planning reference EPF/1468/21. (Not built) The annexe will be constructed as part of the swimming pool building to ensure continuity of appearance.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.		
EPF/0841/22	80 Beaconfield Road Epping Essex CM16 5AT Mr Tom Kallemdjian	Proposed two storey side extension & a single storey rear/side & front porch.
Committee have NO OBJECTION to this application.		
EPF/1190/22	8 Theydon Place Epping Essex CM16 4NH Mr Bob Noakes	TPO/EPF/28/08 (Ref: T26 & T27) T1: Beech & T2 Lime - Crown reduce height by up to 2m & lateral branches by up to 1.75m, all as specified.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		
EPF/1195/22	40 Allnutts Road Epping Essex	TPO/EPF/39/91 (Ref: G1) T1 & T4: 2 x Oak, T2 & T5: 2 x Sycamore and T3: 1 x Ash - Crown reduce to

	CM16 7BE Mr Simon Welch	previous points, as specified. Crown thin by up to 25%, as specified.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		
EPF/1460/22	Former School, Centrepont Building and Council Depot Land, St Johns Road, Epping, CM16 5JU Qualis Commercial Ltd	Temporary change of use from former school car park and playground to public car park for a period of 15 months and associated works including partial resurfacing and landscaping, pedestrian access from St Johns Road and laying out of parking spaces'
Committee have NO OBJECTION to this application. However, Committee commented that they could not see any disabled car parking spaces on the plans.		
EPF/1213/22	4 Western Avenue Epping Essex CM16 4JR Mrs Nicola Somers	Two storey side extension with a single storey rear extension.
Committee have NO OBJECTION to this application.		
EPF/0979/22	24 Western Avenue Epping Essex CM16 4JS Mr Michael Holmes	Demolition of existing single-storey out-buildings, and the erection of a two-storey side and a single storey rear extensions.
Committee have NO OBJECTION to this application.		
EPF/0987/22	Duke Of Wellington Public House 36 High Street Epping Essex CM16 4AE Punch Taverns	Change of use of existing Outbuilding from letting accommodation (C1) to public house (Sui generis). Construction of new infill extension between main building and outbuilding. Erection of new rear single storey flat roof extension. Proposed external alterations including new resin bond gravel path to main entrance, new timber post and trellis canopy frame to front garden.
Committee have NO OBJECTION to this application.		
EPF/1088/22	88 Tower Road Epping Essex CM16 5EW Mr Ashley Crook	Single storey side extension and alterations to the front elevation.
Committee have NO OBJECTION to this application.		
Cllr G Scruton declared a non-pecuniary interest in application EPF/0506/22 Hemnall Social Club as he is a trustee of Theydon Trust Ltd who own the building. Cllr G Scruton left the meeting.		
EPF/0506/22	Hemnall Social Club Hemnall Street Epping CM16 4LS	Proposed change of use from function room to office space.

	Theydon Trust Ltd	
Committee have NO OBJECTION to this application.		
Cllr G Scruton returned to the meeting.		
EPF/1237/22	33 Severns Field Epping Essex CM16 5AP Nick Watson	TPO/EPF/42/09 T1: Sycamore, T2 & T3: 2 x Horse Chestnut - 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.		

110 OTHERS:

EPF/1544/22	60 Rayfield Epping CM16 5AH Mr John Iles	The proposed extension will be of a rectangular shape. The exterior wall material will be white render to match the existing dormer material. The extension will have a flat roof with 3 rooflights (1x0.6m) with black aluminum frames. It will also have bi-folding doors (3x2.1m) with black aluminum frames. The drainage material will be round black uPVC to match the existing.
Committee NOTED this application.		
EPF/1550/22	Existing surface level car park, Cottis Lane Car Park, Cottis Lane, Epping CM16 5LL Qualis Commercial Ltd	Approval of Details Reserved by Condition 12 Environmental Construction Management Plan and Condition 17 Construction Management Plan of EPF/2925/20 (Full application for the redevelopment of existing surface level car park comprising the demolition of public toilets and the construction of a multi-deck car park, cinema (sui generis), commercial floor space (mixed Class E), replacement public toilets and cycle store, all associated plant, together with new vehicular and pedestrian access, all hard and soft landscaping, and associated works).
Committee NOTED this application. However, Committee commented that they hoped that the existing public toilets would not be demolished and remain open and operational until the new public toilets are built and ready for use.		
EPF/1576/22	Civic Offices, Conder Building and Car Park, 323 High Street, Epping CM16 4BZ Qualis Commercial Ltd	Approval of Details Reserved by Conditions Condition 20 - Swept path analysis, Condition 23 - Drainage Strategy, Condition 28 - NOx emissions and Condition 31 - Archaeological investigation of EPF/0919/21 (The

		redevelopment of the existing office building and car park. Demolition of the existing office building and alterations to connection to existing Listed Civic Centre. Development to comprise new apartment buildings and houses to provide a mix of residential units (Use Class C3), revised vehicular and pedestrian access from High Street, all associated car and cycle parking, servicing, hard and soft landscaping and associated works).
Committee NOTED this application.		
EPF/1333/22	Former School site Land at St John's Road Epping CM16 5JU Qualis Commercial Ltd	Approval of Details Reserved by conditions 17 'Demolition management plan' and Condition 31 'Historic building recording' of EPF/0917/21 (Redevelopment of the former school buildings and depot).
Committee NOTED this application.		

111 **EFDC PLANNING DECISIONS**

Committee **NOTED** the following planning decisions.

Delegated Cases:

GRANTED:

EPF/0402/22	EPF/0436/22	EPF/0426/22	EPF/0854/22
EPF/0892/22	EPF/0605/22	EPF/0829/22	EPF/0945/22

Delegated Cases:

RAISE NO OBJECTION

EPF/0983/22			
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Delegated Cases:

REFUSED:

EPF/0626/22	EPF/0408/22	EPF/1116/22	EPF/1193/22
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Delegated Cases:

RAISE OBJECTION

EPF/1172/22			
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COMMITTEE CASES

GRANTED None

COMMITTEE CASES

REFUSED None

The Chairman closed the meeting at 8.20pm.

Signature of Chairman

Date