

**MINUTES** of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. Johns Road, Epping on **Tuesday, 27<sup>th</sup> September 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 C McCredie  
Cllr G Scruton  
Cllr M Wright

**IN ATTENDANCE:** One member of the press was present and no members of the public were present.

**OFFICER:** Geraldine Vallis (Planning & Events Officer)

160 **APOLOGIES FOR ABSENCE**

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

161 **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.

162 **DISPENSATIONS**

There were no dispensations.

163 **CONFIRMATION OF MINUTES**

Committee **RESOLVED** that:

**the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 23<sup>rd</sup> August 2022 be signed by the Chairman as a true record.**

164 **PUBLIC QUESTIONS OR COMMENTS**

There were no public questions or comments.

165 **NOTICES AND INFORMATION**

There were no notices or information.

166 **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/1732/22	11A St Johns Road Epping CM16 5DN Ms Joanne Knight	Grade II listed building consent for additional window.
Committee have <b>NO OBJECTION</b> with the work provided it is carried out under the supervision of the conservation officer at EFDC.		
EPF/1935/22	Greenleys 1 Highfield Place Epping CM16 4DB Mrs Gill Elderfield	TPO/EPF/26/91 T5: Beech - Crown reduce by up to 1.5 metres, as specified. T6: Lawson Cypress - Fell and replace, as specified.
<p>Committee <b>OBJECT</b> to the felling and removal of the T6 Lawson Cypress tree along with the T0 Wild Cherry tree which is listed in the description of works on the application form. Committee commented that there was no information or tree report provided which would be expected for felling of trees. Committee also asked why no explanation was given about why these trees are to be felled and what type of tree would be the replacement(s), if any.</p> <p>Committee have <b>NO OBJECTION</b> with the work to the T5 Beech tree crown reduction work only provided it is carried out under the supervision of the arboricultural officer at EFDC.</p> <p>Relevant policies: CP2(i), LL7, LL8, LL9, LL10 (Local Plan 1998 &amp; Alterations 2006) SP6 (Emerging Local Plan) Para 131 (NPPF)</p> <p><a href="#">Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</a></p>		
EPF/1988/22	51 The Drummonds Epping CM16 4PJ Mrs J Payne	Proposed single storey side / rear extension with mono pitch roof. Garage conversion into utility room. Changes to front elevation and rear elevation facade treatment.
Committee have <b>NO OBJECTION</b> to this application.		
EPF/2007/22	Premier House First Floor Suite 3a 141 High Street Epping CM16 4BD Mrs Rigby	Fascia sign
<p>Committee <b>OBJECT</b> to this application. The proposed fascia sign is too large, dominant and would appear to be illuminated, which would be out of place and detrimental to the character of the conservation area.</p> <p>Relevant policies: DBE13 (i) (a) Emerging Local Plan: DM13</p> <p><a href="#">Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</a></p>		
EPF/2044/22	34 Bower Hill	Removal of existing car port to front.

	Epping CM16 7AL Mr and Mrs D Duggan	Existing front single storey extension to have new new windows and perimeter pitched roof. Removal of existing car port to front. Existing front single storey extension to have new new windows and perimeter pitched roof. Proposed single storey and two storey side extension. The upper storey set off boundary by 1m. Roof remodelled to facilitate a loft roof with rear dormer. (Revised application to EPF/0446/22).
Committee have <b>NO OBJECTION</b> to this application.		
EPF/1592/22	55 Hemnall Street Epping CM16 4LZ Mrs S Buckley	Removal of existing conservatory. Two storey side extension. Single storey rear extension.
Committee <b>OBJECT</b> to this application. Committee commented that this proposal is overdevelopment and will affect the streetscene with the loss of the arch which is a feature of the row of three houses on this part of Hemnall Street. Committee are also concerned about the felling and removal of the T7 Crab Apple, T8 Pine and T9 Cedar trees to facilitate the development which is listed in the tree report provided. Committee commented that this is a leafy street and the loss of three trees will have a detrimental effect on the streetscene. Relevant policies: CP2 (i) and CP2 (iv), CP7, DBE2, DBE9 (i), DBE10 (i) and (ii), H3A, LL7, LL8, LL9, LL10 (Local Plan 1998 & Alterations 2006) DM9F, DM10E, H1A (ii) and (iii), SP6 (Emerging Local Plan) NPPF: Para 9, 131 <a href="#">Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</a>		
EPF/2101/22	10 Lynceley Grange Epping CM16 6RA Mr Ivor Bedford	TPO/EPF/04/84 (Ref: T6) T1: Oak - Crown reduce up to 1m to previous pruning points as specified.
Committee have <b>NO OBJECTION</b> with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		

167 **APPEALS:**

To consider the following Notices of Appeal as received from Epping Forest District Council since the date of the previous agenda and up until the date of this agenda.

EPF/1504/20	26 High Street Epping CM16 4AE Siobhan Cook	Change of use from A1/A3 to (C3) residential comprising 3 x 2-bed & 1 x 1-bed units
<b><u>Decision taken by P&amp;GP Committee - 13<sup>th</sup> October 2020</u></b>		
Committee <b>OBJECT</b> to this application.		

This ground floor proposal is contrary to the Local Plan, emerging Local Plan and draft Epping Neighbourhood Plan. Local policy states that in town centres, residential accommodation will not be permitted at ground floor level to protect the vitality and viability of these centres. Committee do not support residential accommodation at ground floor level, including A1/A3 class use premises in order to protect the vitality and vibrancy of Epping High Street.

Relevant policies: TC3 (ii) (Local Plan 1998 & Alterations 2006)

H1A (ii) and (iii), E2 F (Emerging Local Plan)

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

Committee **NOTED** the above appeal. The Planning & Events Officer advised members that EPF/1504/20 for 26 High Street is an appeal against a refusal from EFDC. The Planning & Events Officer confirmed that a representation of comments from Epping Town Council's Planning Committee have been uploaded on the Planning Inspectorate website for this appeal.

#### 168 **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 7.58pm.

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**Signature of Chairman**

**Date**