

MINUTES of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. Johns Road, Epping on **Tuesday, 8th November 2022 at 7.15pm.**

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

IN ATTENDANCE: One member of the press and eight members of the public were present.

OFFICER: Geraldine Vallis (Planning & Events Officer)

248 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr C Burgess (Deputy Mayor - *ex officio*).

249 **DECLARATIONS OF INTEREST**

Item 7 Planning Applications (Non-Pecuniary)

Cllr C McCredie declared a non-pecuniary interest in application EPF/2343/22 1 Theydon Place because she knows the applicant and one of the resident objectors.

Cllr N Avey declared a non-pecuniary interest in application EPF/2343/22 1 Theydon Place because he knows the applicant.

Cllr N Avey and Cllr C 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.

250 **DISPENSATIONS**

There were no dispensations.

251 **CONFIRMATION OF MINUTES**

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 25th October 2022 be signed by the Chairman as a true record.

252 PUBLIC QUESTIONS OR COMMENTS

The Planning & Events Officer advised members of public objections to EPF/2343/22 1 Theydon Place which would be discussed under agenda item 7.

253 NOTICES AND INFORMATION

There were no notices or information.

254 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/2343/22	1 Theydon Place Epping CM16 4NH Mr and Mrs Paul and Lisa Sagers	Proposed alterations to garage, fenestration and construction detailing including enlarged and additional windows and rooflights within the first floor. Amended application to planning permission reference EPF/3219/17.
<p>The Town Council Planning Committee considered this application and heard detailed submissions from both the applicant and objectors. Due to allegations made by the objectors, the Town Council felt unable to support this application without the technical assistance of Planning Officers. Accordingly, the Town Council Committee OBJECT to this application on the basis that it would be appropriate that the issues raised by all the parties were properly considered by Plans East.</p> <p>Committee oppose retrospective planning applications such as this. All applications should be made prior to the commencement of works, following the correct procedures.</p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		

Cllr H Pegrum entered the meeting.

Cllr R Griffiths entered the meeting.

Cllr M-L Whitbread entered the meeting.

EPF/2401/22	Gardeners Barn Flux Lane Epping CM16 7PF Alix Saunders & David Meliveo	Grade II listed building application for internal alterations to cart lodge, to include new windows and new first floor door to external staircase.
<p>Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.</p>		
EPF/2396/22	Gardeners Barn Flux Lane Epping CM16 7PF Alix Saunders & David Meliveo	Internal alterations to cart lodge, to include new windows and new first floor door to external staircase.
<p>Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.</p>		
EPF/2052/22	287 High Street Epping	Proposed 1 no. 3 storey and 1 no. 2

	CM16 4DA GS8 Projects	storey buildings to accommodate x 5 residential units (4, 1bed units and 1, 2 bed unit) with communal open space, landscaping and associated works.
Committee NOTED this application.		
EPF/2218/22	Theydon Bower Bower Hill Epping CM16 7AB John Simmons Property Management Ltd	TPO/EPF/14/82 T2: Acer - Crown reduce by up to 2m, as specified. T4: Acer – Remove lowest limb, as specified. Crown lift to 5m above ground level, as specified. T5: Thorn, T6: Beech & T7: Ash – Crown lift to 5m above ground level over road, as specified GRP3: Mixed Shrubs – incl 1 x Beech: Reduce lateral limbs to fence line, as specified. T11: Oak – Specific limb reduction over garden wall, as specified. Crown lift to 4m above ground level over lawn area, as specified. T25 & T26: 2 x Lime & T27: 1 x Thorn – Crown lift over garages to 5m above ground level, as specified. T29: Birch - Remove lowest limb, as specified.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		

255 **NOTICE OF APPEAL**

EPF/2408/21	73 Lindsey Street Epping CM16 6RD Lindsey Street Limited	Demolition of existing buildings and erection 10 residential dwellings (Use Class C3) with associated refuse storage, car and cycle parking, landscaping and associated infrastructure.
<p><u>Decision taken by P&GP Committee - 26th October 2021</u></p> <p>Committee OBJECT to this application.</p> <p>While the Committee acknowledge and welcomes the development of this brownfield site, there are issues with this proposal. The Committee acknowledge receipt of objections from residents.</p> <p>Committee commented that the design of the layout needs to be looked at and how these three storey blocks may affect loss of amenity such as overlooking for neighbours. The proposed buildings are located close to the boundary of the site near to neighbouring houses. The addition of trees and landscaping to screen the site will not be adequate to conserve privacy and stop overlooking.</p> <p>There is also the issue of insufficient car parking for the number of residential units being proposed on the site. There are 10 car parking spaces being proposed for 10 three-bedroom dwellings and only two visitor parking spaces. There are severe parking issues in</p>		

Epping and the insufficient parking from this scheme will put additional pressures on the surrounding roads.

Relevant policies:

CP2 (iv), CP7, DBE1, DBE2, DBE4, DBE5, DBE6, DBE9, H3A, ST6. (Local Plan 1998 & Alterations 2006)

DM9A, DM9J, DM10A, T1C (Emerging Local Plan).

NPPF paras 8, 9, 127, 134, 185.

[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/2408/21 for 73 Lindsey Street is an appeal against a refusal from EFDC. The Planning & Events Officer confirmed that a hearing will be held for this appeal on Tuesday, 22nd November and representatives are invited to attend and speak. It was agreed that Cllr B Scruton, Vice Chairman would attend and speak at this hearing.

256 **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 8.06pm.

Signature of Chairman

Date