

MINUTES of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. Johns Road, Epping on **Tuesday, 7th February 2023 at 7.15pm.**

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
Cllr M Wright

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

OFFICER: Geraldine Vallis (Planning & Events Officer)

356 APOLOGIES FOR ABSENCE

No apologies for absence were received.

357 DECLARATIONS OF INTEREST

Item 7 Planning Applications (Non-Pecuniary)

Cllr S Baker declared a non-pecuniary interest in application EPF/0022/23 34 Crows Road because he knows the applicant.

Cllr C Burgess declared a non-pecuniary interest in application EPF/0022/23 34 Crows Road because he knew the previous 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.

358 DISPENSATIONS

There were no dispensations.

359 CONFIRMATION OF MINUTES

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on 24th January 2023 be signed by the Chairman as a true record.

360 PUBLIC QUESTIONS OR COMMENTS

The Planning & Events Officer advised members of two public objections to EPF/0043/23 67 Hemnall Street which were emailed to the Committee ahead of the meeting and one of the residents are attending and speaking which would be discussed under agenda item 7.

361 NOTICES AND INFORMATION

A notification has been received from Essex County Council giving notice of a proposed implementation of a 'No Waiting at Any Time' Restrictions on Bell Common. Further to the consultation carried out in relation to the above scheme, Essex County Council wrote to confirm that in the coming weeks the No Waiting at Any Time Restrictions, will be installed on Bell Common, as set out in the original order, as advertised on 23rd June 2022. During the consultation, comments were received from residents indicating they were not in agreement with the proposals. All objections were taken into account. The decision to install the No Waiting at Any Time Restrictions, Bell Common, was approved by the Essex County Council Cabinet Member for Infrastructure on 18th January 2023, under reference FP-015-01-23 and as such, the proposed scheme will proceed as originally stated. Full details of the decision can be found on the Essex County Council Decisions website, as this has now been published as a public document. <https://cmis.essex.gov.uk/essexcmis5/Decisions.aspx> Committee **NOTED** the above information.

362 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/0043/23	67 Hemnall Street Epping CM16 4LZ Mr Alan Curbishley	Proposed Outbuilding
<p>Committee STRONGLY OBJECT to this application.</p> <p>The Committee acknowledged receipt of the amended plans with the height slightly reduced. However, the Committee agreed that the previous concerns have not been met and, the Committee commented that the height reduction is not enough. Committee commented on the overbearing orientation of the building in addition to the foundations already on the site were not acceptable. Committee oppose retrospective planning applications which show disregard for the planning system. All applications should be made prior to the commencement of works, following the correct procedures.</p> <p>The Committee acknowledges the objections from two neighbours to this amended application.</p> <p>Committee still stands by their previous comments. The proposed outbuilding will result in a loss of amenity for neighbouring properties, as it is too high and overbearing. This would result in a loss of natural light and overshadowing of the neighbouring gardens. The design of the outbuilding does not complement the setting, particularly as the building will be clearly visible to neighbouring properties due to its bulk and scale.</p>		

<p>The orientation of the outbuilding on the site will exacerbate the issues highlighted above and consideration should be given to its position and orientation to minimise any negative effects on immediate neighbours.</p> <p>Relevant policies: CP2 (iv), CP7, DBE2, DBE3, DBE9, DBE10 (Adopted Local Plan) Emerging Local Plan: DM9F, DM9J, DM10E, H1A (ii) and (iii) NPPF: Para 9, 127</p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		
EPF/0022/23	34 Crows Road Epping CM16 5DE Mr Geoffrey Shaw	The demolition of an existing 4 bedroom detached house and erection of two semi-detached 4 bedroom houses.
Committee have NO OBJECTION to this application.		
EPF/0072/23	Swaines House Lower Bury Lane Epping CM16 5HA Ms Louisa Jenkins	TPO/EPF/26/91 (Ref: G4) T1: Scots Pine - Fell and replace, as specified.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		
EPF/0084/23	Swaines House Lower Bury Lane Epping CM16 5HA Ms Louisa Jenkins	TPO/EPF/26/91 (Ref: G4) T2 & T3: Scots Pine x 2 - Selective pruning of lateral branches by up to 2m and remove dead wood, as specified.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		
EPF/0109/23	1 Lower Bury Walk Lower Bury Lane Epping CM16 5BE Mr Tony Field	TPO/EPF/08/07 T1: Willow - Crown reduce by up to 3m, as specified. T2: Walnut - Selective prune of overhanging branches by up to 1.5m, as specified. T3: Ash - Selective prune of overhanging branches by up to 1.5m, as specified.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		
EPF/0123/23	15 High Street Epping CM16 4AY Mr D Pughsley	Proposed front boundary wall with railings and gates to replace existing railings to provide improved security.
Committee have NO OBJECTION to this application.		
EPF/0100/23	1 Tower Road Epping CM16 5EL Mr and Mrs Self-Pierson	Two storey rear extension
Committee agreed to DEFER discussing this application until the next Planning & General Purposes meeting as the Elevation plans were not available at the time of this meeting.		

Cllr M-L Whitbread entered the meeting.

EPF/0147/23	2 Orchard Heights Sunnyside Road Epping CM16 4JP Mrs Stacey Lawrence	TPO/EPF/16/06 T1: Oak - Crown reduce, as specified.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		

Cllr J Duffell entered the meeting.

Cllr R Griffiths entered the meeting.

Cllr H Pegrum entered the meeting.

EPF/0115/23	Hope House 1A Allnutts Road Epping Essex CM16 7BD Claims Consortium Group	TPO/EPF/38/91 T1: Monterey Cypress - Fell and replace, as specified.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		

363 CONSULTATION

New premises application for 275 High Street Epping Essex CM16 4DA
Barbarossa (old Captain Tom's premises)

Please find attached a copy of a new premises application and plan for a restaurant submitted for the above location, the application is for the following:

- Late Night Refreshment Sunday to Thursday 23.00 – 23.30, Friday and Saturday 23.00 – 00.30am
- The Sale by Retail of Alcohol Sunday to Thursday 11.30 – 23.00, Friday and Saturday 11.30 – 00.00am, On sales only, the consumption of alcohol is with food only
- Opening times Sunday to Thursday 11.00 – 23.30,
Friday to Saturday 11.00 – 00.30am

The Consultation period started **20th January 2023** and ended **16th February 2023**, any comments or representations must be submitted within this time period.

Committee **CONSIDERED** the above consultation and **DECIDED** that no further action should be taken with regard to this consultation.

364 EFDC PLANNING DECISIONS

Committee **NOTED** that no planning decisions had been received from Epping Forest District Council for this period.

Cllr C McCredie announced that the planning application that Epping Town Council objected to at 2 Crossing Road has been dismissed at Appeal stage.

The Chairman closed the meeting at 8.00pm.

Signature of Chairman

Date