

MINUTES of the PLANNING AND GENERAL PURPOSES COMMITTEE MEETING held at Epping Hall, St. John's Road, Epping on **Tuesday, 28th April 2015 at 19.30 hours.**

PRESENT: Cllr N Avey (Chairman)
Cllr L Burrows (Vice Chairman)
Cllr A Church
Cllr Mrs J Hedges
Cllr Mrs L Hughes
Cllr J A Smith
Cllr Mrs B Scruton (Town Mayor)
Cllr G Scruton
Cllr M Wright (Deputy Mayor)

IN ATTENDANCE: Cllr H Pegrum. plus one member of the press and one member of the public (Kate Wood agent for The Chisenhale Marsh Estates Company)

OFFICER: Alan Shaw (Town Clerk)
Beverley Rumsey (Deputy Clerk)

450 APOLOGIES FOR ABSENCE

There were no apologies for absence.

451 DECLARATIONS OF INTEREST

There were no declarations of interest.

Cllr A Church requested an entry to be made in the minutes, to make it clear, that as a member of both the Town and District Councils, he will reconsider all matters at District level taking into account all relevant evidence and representations at the District tier. Therefore, he cannot be bound in any way by any view expressed in the parish tier or by the decisions of this Committee.

452 CONFIRMATION OF MINUTES

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 14th April 2015 be signed by the Chairman as a true record.

453 PUBLIC QUESTIONS OR COMMENTS

There were no public questions or comments

454 **NOTICES AND INFORMATION**

EPF/0353/15 - 29 The Orchards.

The Town Clerk informed members of a letter from Mrs Reynolds thanking Cllr N Avery for his support regarding the above planning application

The Orchards

The Town Clerk also informed members of a letter received from EFDC via Mrs M Peppiatt regarding Article 4 approp The Orchards.

455. **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/0663/15	Epping Magistrates Court Hemnall Street CM16 4LU Mr Paul Warner	Demolition of Epping Magistrates Court and redevelopment to provide 8 apartments with associated access, car parking and hard landscaping.
<p><i>Committee OBJECT to this application</i></p> <p><i>Committee feel that the proposed development is an overdevelopment of the site. Of particular concern is the height of the new building. The plans do not give specific information about the height compared with the existing building but the addition of an extra storey gives the impression of increased height and increased prominence in the street scene. The moving forward of the building line right up to the carriageway makes the new proposed building overly prominent in the street scene. There are no footways around this corner at present and none are proposed. The construction of a three storey building on the corner without footways will create a hazard for pedestrians and will restrict visibility for motorists.</i></p>		
CAC EPF/0832/15	Epping Magistrates Court Hemnall Street CM16 4LU Mr Paul Warner	Conservation Area Consent for demolition of Epping Magistrates Court.
<p><i>Committee OBJECT to this application</i></p> <p><i>Committee feel that the proposed development is an overdevelopment of the site. Of particular concern is the height of the new building. The plans do not give specific information about the height compared with the existing building but the addition of an extra storey gives the impression of increased height and increased prominence in the street scene. The moving forward of the building line right up to the carriageway makes the new proposed building overly prominent in the street scene. There are no footways around this corner at present and none are proposed. The construction of a three storey</i></p>		

<i>building on the corner without footways will create a hazard for pedestrians and will restrict visibility for motorists.</i>		
EPF/0585/15	22 Vicarage Road Coopersale CM16 7RB Mr Paul Claydon	Removal of existing garage and erection of two storey side and single storey rear extension. Extending front driveway hardstading in permeable material and extending width of existing dropped kerb.
<i>Committee have NO OBJECTION to this application.</i>		
EPF/0735/15	Home Farm Barns Stewards Green Rd Fiddlers Hamlet CM16 7PG The Chisenhale Marsh Estates Company	Demolition of existing buildings and structures, and erection of 2 new dwellings
<i>Committee OBJECT to this application</i>		
<p><i>Whilst Committee note the revised proposal based on the previous objections, the existing local plan states that residential development within the green belt is only permitted for small scale affordable housing schemes, replacement dwellings, tied houses associated with agriculture, horticulture or forestry or conversion of former agricultural buildings.</i></p> <p><i>Permission to demolish agricultural buildings and develop houses on this site would set a precedent that would lead to inappropriate residential development in rural locations across the district. This site is a viable commercial location, evidenced by the fact that there are still business premises on the site. Proposals like this will lead to the end of the countryside as a productive place. The current trend to build residential accommodation on every available piece of land is eroding the sites available for employment and undermining the local economy. The Town Council do not wish the town to become a dormitory</i></p> <p><i>Any change of use should be capable of conversion without any major or complete reconstruction.</i></p> <p><i>Relevant Policies: GB2A; GB7A; GB8A; GB9A; GB15A; GB16</i></p>		
EPF/0744/15	90 The Orchards CM16 7AT Mrs Lisa Penfold	Proposed single storey side/rear extension and garage conversion
<i>Committee OBJECT to this application</i>		

Committee note that the size of the revised scheme is reduced from the previous proposal. However, it is their opinion that the proposed development will still be detrimental to both the street scene and the existing building, particularly as this property is a corner plot and therefore particularly visible.

Relevant Policies: DBE9 (i); DBE10 (i), (ii), and (a)

The Orchards is an example of a particular period of 1970s urban design that placed the emphasis on open spaces around properties (hence no boundary fences or hedges) and a uniform external design. There have been a number of recent applications that seek to add extensions in this location which detract from the original design and the street scene as a whole.

The Town Council have repeatedly asked that consideration be given to designating The Orchards as an area where additional measures should be put in place to preserve the street scene, whilst it is still largely intact. Once the stock of medium sized bungalows has gone it will never be replaced because developers no longer build bungalows on large plots. This is detrimental to the housing mix in the town.

EPF/0753/15	22 Coopersale Street CM16 7QJ Mr A Mushtaq	Construction of detached amenity outbuilding
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Committee **OBJECT** to this application.

The proposed amenity building is located on the edge of the metropolitan green belt and is a conspicuous development on green belt land. The footprint of the ancillary building is too large in relation to the principal dwelling and does not respect and enhance the character and appearance of the countryside.

Relevant Policies: CP7; GB7A; LL1; LL2

WITHDRAWN APPLICATIONS

Committee **NOTED** the withdrawn application EPF/1136/14 – 148 High Street, Epping CM16 4AG.

* **EFDC PLANNING DECISIONS**

Committee **NOTED** the following planning decisions received from Epping Forest District Council.

GRANTED

EPF/0046/15	EPF/0085/15	EPF/0101/15	LB/EPF/0102/15	EPF/0102/15
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EPF/0106/15	EPF/0118/15	EPF/0232/15	EPF/0241/15	EPF/0282/15 Resubmission
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REFUSED

A/EPF/0151/15				
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The Chairman closed the meeting at **20.17 hours**.

Signature of Chairman

Date