

MINUTES of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. John's Road, Epping on **Tuesday, 12th April 2016** at **19.30 hours**.

PRESENT:

- Cllr N Avey (Chairman)
- Cllr Mrs B Scruton (Vice Chairman)
- Cllr M Wright (Town Mayor)
- Cllr L Burrows (Deputy Town Mayor)
- Cllr A Church
- Cllr G Scruton
- Cllr J A Smith
- Cllr D Spillman
- Cllr Miss H Whitbread

IN ATTENDANCE: Three members of the public.

OFFICER: Beverley Rumsey (Town Clerk)

503 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Mrs D Baird.

504 DECLARATIONS OF INTEREST

Item 7 Planning Applications (Non Pecuniary):

Cllr N Avey declared a non-pecuniary interest in application EPF/0296/16 – 5 Ambleside, as he knows the objector.

Cllr L Burows declared a non-pecuniary interest in application EPF/0296/16 – 5 Ambleside, as he knows the applicant.

Cllr Miss H Whitbread declared a non-pecuniary interest in applications EPF/0263/16 and EPF/0264/16 – Poppys Café, 309-311 High Street, as her father has a connection to the lease.

Cllr A Church and Cllr N Avey 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.

505 DISPENSATIONS

There were no dispensations.

506 **CONFIRMATION OF MINUTES**

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 22nd March 2016 be signed by the Chairman as a true record.

507 **PUBLIC QUESTIONS OR COMMENTS**

The Town Clerk advised members of public objections to EPF/0296/16 - 5 Ambleside, and EPF/0263/16 and EPF/0264/16 - . Poppys Café, 309-311 High Street, which would be dealt with under agenda item 7.

508 **NOTICES AND INFORMATION**

There were no notices or information.

509 **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/0628/16	Plot 1, (Rose Cottage) Old Piggery Land Behind Parish Rooms Coopersale CM16 7QT Mr Chris Willis	Prior approval of proposed change of use of agricultural building to residential.
<p>Committee OBJECT to this application. This proposal is inappropriate use of Green Belt land. It is on a public footpath in an important forested area and would have a detrimental effect on the openness and character of the Green Belt. Inappropriate development in the Green Belt should only be granted in very special circumstances, which these are not. (NPPF para 87).</p> <p>Committee feel the applicant must prove the long-standing agricultural connection, which was not relevant in 2013 and that the proposal would fall into Q1(i) of the Town and Country Planning (General Permitted Development) (England) Order 2015 and should not be regarded as permitted development, as it is much more significant than replacing doors and walls; it would cause harm to Green Belt land.</p>		
EPF/0531/16	5 Highfield Place CM16 4DB Mr Steve Hirons	(i) Erection of a two storey rear extension (ii) Single storey rear extension (iii) Loft conversion with 2 front dormers and a rear dormer. (iv) Front porch and (v) in and out access
Committee have NO OBJECTION to this application		

EPF/0296/16	5 Ambleside CM16 4PT Mr. Nick Conlan	Ground floor rear/side extension including basement
<p>Committee OBJECT to this application. This proposal is an overdevelopment of the site. These properties were designed to respect their neighbours and this over intensification of use would have a detrimental effect on neighbouring properties in terms of light, overlooking and cause drainage issues. The complex geology underlying this area make it particularly unsuitable for basement works.</p> <p>The proposal indicates a separate dwelling which constitutes overdevelopment and unsympathetic change which may set an undesirable precedent in an area of relative uniformity and detract from its character.</p> <p>The major works required to facilitate such a proposal would have a detrimental effect on a TPO protected tree.</p> <p>Relevant policies: CP2(iv), CP7, DBE2, DBE9, DBE10, DBE11, LL8.</p>		
TPO/ EPF/0605/16	65 Hemnall Street CM16 4LZ Mr Ian White	TPO/EPF/32/08 T7: Ash - 30% Crown reduction
Committee have NO OBJECTION to this application, providing all work is carried out under the supervision of the arboricultural officer at the District Council.		
EPF/0317/16	45 Lindsey Street CM16 6RB Mr & Mrs Ian Elwell	Two storey side extension and single storey rear extension.
Committee have NO OBJECTION to this application		
EPF/0585/16	2 Creeds Farm Yard Bury Lane CM16 5HE Mrs D Lamprell	To install the Rentokill Damp Rod System to affected areas of the Property as detailed within the supplied Rentokill Report.
Committee have NO OBJECTION to this application		
EPF/0602/16	Adjacent to 71 Centre Drive CM16 4JF East Thames Group	TPO/EPF/25/93. T6 Ash - Coppice
Committee have NO OBJECTION to this application, providing all work is carried out under the supervision of the arboricultural officer at the District Council.		

EPF/0623/16	Poppy Cafe 309 -311 High Street CM16 4DA Mr M Dugan	First floor rear extension to create 2 flats.
<p>Committee OBJECT to this application. This proposal is overdevelopment of a crowded area which is not suitable for residential accommodation. It may cause unnecessary harm to a listed building, parts of which are very old, when that building already has a vibrant and viable use. There is inadequate parking provision for two flats which will exacerbate a major problem in an around Epping.</p> <p>The proposal will have a negative effect on neighbouring properties in terms of congestion and odour and makes no reference to how the smells from the restaurant will be dispelled.</p> <p>The conversion of yet further offices into residential units will result in a situation where there will be inadequate business space in the High Street which will have a long-term impact on the vitality of the town centre. Retail, leisure, office and other main town centre uses should be met in full and not compromised by limited availability (NPPF Para 23). Sustainable development means ensuring better lives for ourselves doesn't mean worse life for future generations. There will be no business space left for future generations if this constant conversion to residential continues in the High Street.</p> <p>Relevant policies: CP7, DBE2, DBE9, DBE11, HC10, HC13, TC3</p>		
LB/ EPF/0624/16	Poppy Cafe 309 -311 High Street CM16 4DA Mr M Dugan	Grade II listed building application for proposed first floor rear extension to create 2 flats.
<p>Committee OBJECT to this application. This proposal is overdevelopment of a crowded area which is not suitable for residential accommodation. It may cause unnecessary harm to a listed building, parts of which are very old, when that building already has a vibrant and viable use. There is inadequate parking provision for two flats which will exacerbate a major problem in an around Epping.</p> <p>The proposal will have a negative effect on neighbouring properties in terms of congestion and odour and makes no reference to how the smells from the restaurant will be dispelled.</p> <p>The conversion of yet further offices into residential units will result in a situation where there will be inadequate business space in the High Street which will have a long-term impact on the vitality of the town centre. Retail, leisure, office and other main town centre uses should be met in full and not compromised by limited availability (NPPF Para 23). Sustainable development means ensuring better lives for ourselves doesn't mean worse life for future generations. There will be no business space left for future generations if this constant conversion to residential continues in the High Street.</p> <p>Relevant policies: CP7, DBE2, DBE9, DBE11, HC10, HC13, TC3</p>		

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510 **TREE PRESERVATION ORDER -**

TPO/EPF/04/16 - Misterton, Kendal Avenue, CM16 4PN

Committee **NOTED** the above Tree Preservation Order.

511 **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 **20.16 hours**.

Signature of Chairman

Date