

MINUTES of the PLANNING AND GENERAL PURPOSES COMMITTEE MEETING held at Epping Hall, St. John's Road, Epping on Tuesday, 26th May 2015 at 19.30 hours.

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

IN ATTENDANCE: One member of the press and one member of the public.

OFFICER: Beverley Rumsey (Deputy Town Clerk)

25 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr N Avey

26 DECLARATIONS OF INTEREST

Item 30 Planning Applications (Non Pecuniary):

Cllr Mrs B Scruton declared a non-pecuniary interest in application EPF/0958/15 – 144 High Street, as she has an interest in a neighbouring property.

Cllr A Church and **Cllr N Avey** have requested an entry 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.

27 CONFIRMATION OF MINUTES

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 19th May 2015 be signed by the Chairman as a true record.

28 PUBLIC QUESTIONS OR COMMENTS

There were no public questions or comments

29 NOTICES AND INFORMATION

There were no notices or information.

30. 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/0865/15	8 Stewards Green Road CM16 7BX Mr Mark Knowles	Removal of existing garage and replacement with new 6.5m x 5.0m garage
Committee have NO OBJECTION to this application		
EPF/0892/15	93 Sunnyside Road CM16 4JN Mrs Rose Knowles	New two storey, two bedroom dwelling with parking
<p>Committee OBJECT to this application</p> <p>The proposed development would constitute overdevelopment which would be detrimental to neighbouring properties and the streetscene, contrary to policies CP2, CP7, DBE2, DBE9(i) and DBE10.</p> <p>Committee also feels there will be issues exiting the site safely in a vehicle as it is on top of a bus stop, contrary to Policy ST4. Proposals should give priority to pedestrians and public transport over ease of car movements, in accordance with Policy ST2.</p>		
EPF/0933/15	6A Palmers Hill CM16 6SG Mr Kevin Cordes	Proposed conversion of existing garage to granny annexe with raising of roof and façade

Committee **OBJECT** to this application

The proposed conversion would have a detrimental effect on the character and appearance of the surrounding countryside, conservation area and neighbouring listed buildings, contrary to Policies CP2(i); HC6; HC12; LL1(i), (c) and (d).

The change and intensification of use would have a detrimental effect on neighbouring properties, contrary to Policies DBE2, DBE9(i) and DBE10. Increasing the dwelling density of established neighbourhoods creates a loss of amenity collectively for the whole area.

Should this application be approved, Committee would recommend conditions be imposed to control land use and future development, in accordance with Policy HC13. The dwelling should not be used as commercial premises and only be for residential use in conjunction with the main building.

EPF/0958/15 Amended Application (EPF/ 2865/14)	144 High Street CM16 4AS TRS Pension Fund	Extension at first floor level to increase floor space for existing approved flatted scheme plus associated external alterations to provide four flats.
---	---	---

Committee have **NO OBJECTION** to this application

Committee feel it is regrettable that we will be losing yet further office space when demand for this space still exists. NPPF para 23: "Local planning policies should recognise Town Centres as the heart of their communities and pursue policies to support their viability and vitality... allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres."

"Policy CP1 (i) - Avoiding negative impact of development on future generations; CP6 (i) - Improving the quality of life in urban areas by making them more attractive places to live, work and shop; CP7 - New development in Urban areas that results in overdevelopment, unsympathetic change or loss of amenity will not be permitted."

31 CONSULTATION

STATEMENT OF COMMUNITY INVOLVEMENT – UPDATE 2015 (DRAFT) (Attached)

Committee considered the above consultation.

Committee **RESOLVED** that the Deputy Town Clerk respond that no further action should be taken with regard to this consultation.

32 TEMPORARY ROAD CLOSURE – Junction with B181 Upland Road

Committee **NOTED** the above road closure. The Deputy Town Clerk was requested to enquire about the possibility of 'priority direction system at Cobbins Bridge'.

33 EFDC PLANNING DECISIONS

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

GRANTED

EPF/0188/15	EPF/0254/15	EPF/0256/15	EPF/0257/15
EPF/0271/15	EPF/0301/15	EPF/0309/15	EPF/0398/15
EPF/0424/15	EPF/0458/15	EPF/0486/15	EPF/0497/15
EPF/0521/15	EPF/0576/15	EPF/0591/15	

REFUSED

EPF/0340/15	EPF/0353/15		
-------------	-------------	--	--

The Chairman closed the meeting at **20.25 hours**.

Signature of Chairman

Date