MINUTES of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. John's Road, Epping on **Tuesday, 22nd March 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 Mrs D Baird
Cllr A Church
Cllr G Scruton
Cllr J A Smith
Cllr D Spillman
Cllr Miss H Whitbread

IN ATTENDANCE: One member of the public was present (developer Mr D Hunt - EPF/0393/16)

OFFICER: Beverley Rumsey (Town Clerk)

488 **APOLOGIES FOR ABSENCE**

There were no apologies for absence.

489 **DECLARATIONS OF INTEREST**

Item 7 Planning Applications (Non Pecuniary):

Cllr Mrs B Scruton and Cllr M Wright declared a non-pecuniary interest in application EPF/0393/16 – 3 Kendal Avenue, as they know the developer.

Cllr L Burrows, Cllr Miss H Whitbread and Cllr D Spillman declared a non-pecuniary interest in application EPF/0464/16 – 54 Rayfield.

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.

490 **DISPENSATIONS**

There were no dispensations.

491 **CONFIRMATION OF MINUTES**

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 8th March 2016 be signed by the Chairman as a true record.

492 **PUBLIC QUESTIONS OR COMMENTS**

The Town Clerk advised members about objections to EPF/0206/16 - 10 Bridge Hill, which would be dealt with under agenda item 7.

493 **NOTICES AND INFORMATION**

The Town Clerk advised members about road works in Birch View, Kings Wood Park and Star Lane which are scheduled to be completed in early April.

494 **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/0393/16	3 Kendal Avenue CM16 4PN Mr D Hunt	Demolition of existing dwelling and erection of a replacement dwelling.
Committee have **NO OBJECTION** to this application. Committee would like to commend the applicant for acting on the previous objections and proposing a building of high quality design.		
EPF/0206/16	10 Bridge Hill CM16 4ER Mr R Beech	Retrospective Planning for a Single storey and part second storey rear extension, Loft conversion with rear dormer and internal alterations.
Committee **OBJECT** to this application. The applicant has ignored the proposal which was granted permission under EPF/2225/15 and built something which far exceeds the dimensions approved. The structure that has been erected is an overdevelopment of the site which has resulted in a loss of amenity for neighbouring properties in terms of light, visual impact and overlooking. The extension has a detrimental effect on the existing and neighbouring buildings, contrary to policies DBE2, DBE9 and DEB10. Committee would like to express their extreme displeasure at planning laws being ignored and request this is dealt with by enforcement, resulting in the removal of the structure that has not been approved.		
EPF/0207/16	30 Kings Wood Park CM16 6FD Mr Gary Wood	Single storey rear infill extension with first floor balcony.
Committee have **NO OBJECTION** to this application.		

EPF/0370/16	14 Kendal Avenue CM16 4PW Mr Colin Bastick	Infill extension to existing ground floor front area. Erection of first floor side extension. Existing balcony and timber weatherboarding removed. New window assemblies and decorated render coat applied to all elevations.
Committee have **NO OBJECTION** to this application providing there is no loss of amenity for neighbouring properties.		
EPF/0382/16	43 The Drummonds CM16 4PJ Mr R J Clarke	**TPO/EPF/07/01/** T1: Cypress - Fell. Tree has dead wood and is dying.
Committee request this decision is made by the EFDC arboricultural officer, following a professional tree report.		
EPF/0414/16	31 Theydon Grove CM16 4PU Mr R Maphams	**TPO/EPF/15/01** T1: Yew Application by neighbour to trim back overhanging tree to boundary fence.
Committee have **NO OBJECTION** to this application providing all work is carried out under the supervision of the EFDC arboricultural officer.		
EPF/0263/16	51 Parklands Coopersale CM16 7RF Mr Matt Brett	Erection of single storey front and rear extensions.
Committee have **NO OBJECTION** to this application.		
EPF/0301/16	16 Shaftesbury Road CM16 5BH Thomas Wells	Demolition of existing rear conservatory and single storey flat roof extension and construction of single storey flat roof extension.
Committee have **NO OBJECTION** to this application.		
EPF/0416/16	32 Bridge Hill CM16 4ER Mr Ben Willis	Proposed dropped kerb.
Committee have **NO OBJECTION** to this application.		
EPF/0428/16	16 Kendal Avenue CM16 4PN Mr James Taylor	**TPO/EPF/45/91** T6, T7, T8 3x Cypress: Fell and replace with agreed replacement species. T5 Indian Bean Tree: Raise crown by 1.5 m. T9 Oak: Thin the crown by 30%.
Committee **OBJECT** to this application.		

The removal of the trees would have a negative effect on the street scene as they are an integral part of the character of the site and area, contrary to policy CP2(iv). There is insufficient evidence to show this work is necessary and the planning system has a duty to protect trees and landscaping, in accordance with policies LL7, LL8, LL9 and LL10. This property is subject to an appeal under EPF/1783/15, which should be considered when determining this application.		
EPF/0464/16	54 Rayfield CM16 5AH Mr Aaron Farrell	Two storey side extension to form a garage and self-contained annexe.
Committee **OBJECT** to this application. The proposal is an overdevelopment of the site, which will have a detrimental effect on the street scene, contrary to policies CP7 and DBE10. Despite the provision of a garage, this proposal will result in a loss of parking in an area with extreme parking pressures, contrary to policies CP7 and DEB2.		

495 **NOTICE OF APPEAL**

EPF/1399/15 **REVISED**	15 Bell Common CM16 4DY Mr & Mrs R Hipkin	Conversion of existing annexe to separate dwelling, provision of car port, front canopy and rear decking. *Revised application to show an additional parking space and increased turning area to accommodate the additional parking space.*
EPF/1783/15	16 Kendal Avenue CM16 4PW C/O Modern Mix Ltd	Demolish existing dwelling, erection of two storey structure with rooms within roof space providing 4 no. self contained two bedroomed flats. Removal of Cypress tree.

Committee **NOTED** the above appeals.

496 **EFDC PLANNING DECISIONS**

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

EPF/3184/15	EPF/2928/15	EPF/2821/15	EPF/2814/15
LB/EPF/2945/15	EPF/3099/15	EPF/2373/15	LB/EPF/2567/15

EPF/0008/16	EPF/3034/15	EPF/3011/15	LB/EPF/2896/15
EPF/2981/15	EPF/3087/15	EPF/3067/15	EPF/3146/15

The Town Clerk asked members to **NOTE** that all received decisions had been granted and none refused.

The Chairman closed the meeting at **20.19 hours**.

Signature of Chairman

Date