



EPPING TOWN COUNCIL

EPPING HALL, ST JOHNS RD, EPPING, ESSEX CM16 5JU

Tel: 01992 579444 Fax: 01992 579446 e-mail: info@eppingtowncouncil.gov.uk

TO ALL MEMBERS of the PLANNING AND GENERAL PURPOSES COMMITTEE

Cllr N Avey (Chairman)
Cllr L Burrows (Mayor– *ex officio*)
Cllr Mrs D Baird
Cllr J A Smith
Cllr Miss H Whitbread

Cllr Mrs B Scruton (Vice Chairman)
Cllr A Church (Deputy Mayor– *ex officio*)
Cllr G Scruton
Cllr D Spillman
Cllr M Wright

You are hereby summoned to attend a meeting of the **PLANNING AND GENERAL PURPOSES COMMITTEE** to be held in the **Conference Room, Epping Hall, St Johns Road, Epping** on **Tuesday, 26th July 2016** at **19.30 hours** for the purpose of transacting the business as set out in the agenda below.

Beverley Rumsey

Town Clerk

20th July 2016

A G E N D A

1 APOLOGIES FOR ABSENCE

To receive any apologies and reasons for absence.

2 DECLARATIONS OF INTEREST

Members are invited to declare disclosable pecuniary interests and other interests, along with the nature of those interests, in relation to any item on this agenda.

Cllr N Avey and Cllr Miss H Whitbread have requested an entry be made in the minutes to make it clear that, as members of both the District and Town 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.

3 DISPENSATIONS

To receive requests for dispensations from members concerning any item of business on this agenda.

4 CONFIRMATION OF MINUTES

To approve as a correct record and sign the Minutes of the meeting held on 12th July 2016. **(Attached)**

5 PUBLIC QUESTIONS OR COMMENTS

To receive any questions or comments relating to planning matters from members of the public present at the meeting, or which have been received in writing in advance of the meeting.

6 NOTICES AND INFORMATION

To receive any notices or information that the Chairman may wish to lay before Committee.

7 PLANNING APPLICATIONS

To consider the following Planning and Tree Applications as received from Epping Forest District Council since the date of the previous agenda and up until the date of this agenda:

EPF/1107/16	7-9 Thornwood Road CM16 6SY Mrs Sarah Simpson	Formation of vehicular access to highway.
EPF/1655/16	Oakleigh Maltings Drive CM16 6SH Mr & Mrs G Mitchell	Proposed side / rear extension & alterations to roof (Revised application to EPF/0905/16).
EPF/1690/16	Broadbanks 23 Ivy Chimneys Road CM16 4EL Mr Mike Payne	Demolition of stables and hardstanding, excavation over site to reduce levels and removal of all from site. Provision of access road and turning head. Erection of three detached dwellings and garages including ancillary works and landscaping.
TPO/EPF/1755/16	25 Bell Common CM16 4DY Mrs Anne Munro	Bell Common conservation area. 2x Limes 2m Crown reduction + thin. Remove dead prunus.
EPF/1719/16	12 Nicholl Road CM16 4HX Mr & Mrs Longman	(Revised application to EPF/0911/16) Hip to gable to existing loft conversion with new front and rear dormers to replace the existing front and rear dormers.
EPF/1747/16	Misterton Kendal Avenue CM16 4PN Mr & Mr Miller & Stanley	Two storey side extension, single storey rear extension and loft conversion with 2 front slope dormers and 2 rear slope dormers.

8 APPEALS

To consider the following Notices of Appeal as received from Epping Forest District Council since the date of the previous agenda and up until the date of this agenda:

EPF/0109/16	100 Hemnall Street CM16 4ND Mrs W Marsh	Single storey side extension.
-------------	---	-------------------------------

Decision taken 9th February 2016

Committee have **NO OBJECTION** to this application.

EPF/3024/15
(Amendment)

9 Church Hill
CM16 4RA
Mr Alan Dickinson

Demolition of a two storey extension and conservatory on the rear elevation of Dane Lodge and its conversion into three apartments. The demolition and replacement of the rear outbuildings to provide one apartment and the erection of a new detached two storey building providing two mews houses, together with the provision of associated on-site covered parking and a bin store.

22nd December 2016: Decision taken prior to amendment

Committee **OBJECT** to this application.

The proposal is an overdevelopment of the site and does not respect the character and environment of the locality. Within a conservation area, planning permission should not be granted for any development that is detrimental to the character, appearance or setting of the conservation area. The proposal includes the demolition of outbuildings which are integral to the character of the property. The outbuildings are the same date as the main dwelling and form part of its unique and historic character and setting. The demolition of a building in a conservation area will only be permitted if that building does not make a significant contribution to the character and appearance of that area.

This dwelling is a locally listed building which should receive special consideration in the planning process. Maintenance of these buildings should be encouraged and neglect taken into consideration in planning decisions.

Relevant policies: CP3, CP7, HC6, HC9, HC13A. NPPF, para 130

Decision taken 9th February 2016

The amended proposal does not address any of Committee's previous concerns.

The proposed mews houses and intensification of use may result in a loss of amenity for neighbouring properties, in terms of light, privacy and disturbance through drainage issues.

This overdevelopment of the site does not respect the character and environment of the locality. Planning permission should not be granted for any development that is detrimental to the character, appearance or setting of the conservation area. The proposal includes the demolition of outbuildings which are integral to the character of the property. The outbuildings are the same date as the main dwelling and form part of its unique and historic character and setting. The demolition of a building in a conservation area will only be permitted if that building does not make a significant contribution to the character and appearance of that area.

This dwelling is a locally listed building which should receive special consideration in the

planning process. Maintenance of these buildings should be encouraged and neglect taken into consideration in planning decisions.

Relevant policies: CP3, CP7, DBE9, DBE11, HC6, HC9, HC13A. NPPF, para 130.

9 STREET NAMING AND NUMBERING

REQUEST TO REGISTER NEWLY DEVELOPED PROPERTY

17 Bell Common, Epping, Essex, CM16 4DY

Committee is requested to **NOTE** the above.

10 PLANNING DECISIONS

Committee are requested to **NOTE** no planning decisions have been received from EFDC for this period.