



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 C Burgess
Cllr G Scruton (Mayor - *ex officio*)
Cllr M Wright (Deputy Mayor - *ex officio*)

Cllr B Scruton (Vice Chairman)
Cllr C McCredie
Cllr M-L Whitbread

You are hereby summoned to attend a meeting of the **PLANNING AND GENERAL PURPOSES COMMITTEE** to be held by **ZOOM (digital meeting platform)** on **Tuesday, 26th January 2021 at 6.30pm** in order to transact the following business as set out in the agenda below.

Beverley Rumsey
Town Clerk
20th January 2021

CHANGES TO MEETINGS DURING THE CORONAVIRUS SITUATION From 4th April 2020

The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 came into effect on 4th April 2020. This enabled Town Councils to hold electronic meetings.

Press and Public Participation: A meeting code will be publicly displayed to allow access to the public sessions.

Members of the press and public who are not able to connect remotely will have the opportunity to input through the Town Clerk in advance of the meeting. Face to face Council and Committee meetings will resume once health and safety allows.

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 C McCredie 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 January 2021. **(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.

Please note: Members of the public will be invited to join this meeting by meeting code and password. Should members of the press and public not be able to join remotely, please contact the Town Clerk by 4pm on the day 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/2980/20	6 Egg Hall Epping CM16 6SA Mr Martyn Arkell	TPO/EPF/04/84 T4: Oak - Crown reduce to previous points, as specified. Reduce lowest limb, by up to 3m, as specified.
EPF/2935/20	57 Ivy Chimneys Epping CM16 4EP Shane Healion	Single storey rear extension.

EPF/2959/20	18 Lynceley Grange Epping CM16 6RA Mr Richard Daniels	Retrospective planning application for an outbuilding.
EPF/2961/20	15 Crows Road Epping CM16 5DE Mr Jon Wood	Proposed hip to gable loft conversion, with front rooflight windows and rear dormer.
EPF/3009/20	65 Hemnall Street Epping CM16 4LZ Ian White	TPO/EPF/32/08 T7: Ash - Crown reduce to previous points, as specified.
EPF/0092/21	ST JOHNS SCHOOL, TOWER ROAD, EPPING Devonshires-Solicitors - Rachel Eldridge	Deed of Variation on EPF/1400/04 (For the demolition of existing school, construction of new secondary school and residential development)
EPF/2573/20	3 Simon Campion Court 232-234 High Street Epping CM16 4AU Ms Thuy Nguyen	Change of use from A1 to Suis Generis for Nail Bar/ Beauty Salon.
EPF/2987/20	50 Bridge Hill Epping CM16 4ER Emma Smithies	Proposed demolition of the existing garage, two storey wraparound extension, front bay alteration, floor plan redesign and all associated works

8 APPLICATIONS WITHDRAWN

To **NOTE** the withdrawal of the following applications as received from Epping Forest District Council since the date of the previous agenda and up until the date of this agenda.

EPF/2119/20	1 Theydon Place, Epping, CM16 4NH Mrs P Siggers	Loft conversion including raising the height of the dwelling and single storey extensions to the sides and rear. (Renewal of planning application EPF/3219/17)
<u>Decision taken by P&GP Committee - 10th November 2020</u>		
Committee OBJECT to this application.		
The Committee restate their previous objection to this application. This same proposal would be an overdevelopment of the building, in terms of its height and scale, which would have a detrimental effect on the character of the street scene and the surrounding area. This part of Theydon Place is all bungalows and altering the style of this building will set an undesirable precedent, which will adversely affect the character of this urban		

area. National policy recognises the importance of taking into consideration the character of different areas, which is crucial in this location.

The importance of bungalow accommodation has been recognised in the emerging Local Plan. The constant development of bungalows into houses is eroding the stock of bungalows in a town where there is an identified need for people wishing to downsize, adversely affecting the mix of dwelling types available, contravening evidence and the emerging local Plan.

Relevant policies:

CP1 (ii), CP2 (iv), CP7, DBE2, DBE9, DBE10, H4A (Local Plan 1998 & Alterations 2006)

H1 (Emerging Local Plan)

NPPF paras 8, 9, 61, 64, 65, 124, 125, 127, 131, 186.

[Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.](#)

EPF/0905/20	Bell Cottage, High Road, Epping, CM16 4DQ	Proposed rear extension to the existing detached cottage, pergola to the rear garden, demolition of an existing garage to create a new annexe, removal of existing above ground pond, new ground-based pond.
-------------	--	--

Decision taken by P&GP Committee - 26th May 2020

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

9 PLANNING DECISIONS

To **NOTE** the following decisions as received from Epping Forest District Council since the date of the previous agenda and up until the date of this agenda:

GRANTED:

Delegated Cases

EPF/0952/20	55 Beaconfield Road Epping CM16 5AS Mr & Mrs D Whitbread	Proposed rear first floor extension with associated internal & external works.
Committee have NO OBJECTION to this application.		
EPF/1768/20	4 Church Field Church Hill Epping CM16 4RF Mr Ryan Bishop	Proposed loft conversion including dormer windows, skylights & access stairs. Rear ground floor extension with a flat roof & an outside shed

		for utilities & garden tools.
Committee have NO OBJECTION to this application.		
EPF/2370/20	54 Tower Road Epping CM16 5EN Mr and Mrs S Upadhya	Proposed single storey, two storey side and rear extension with Juliet balcony . Hip to gable main roof extension with rear dormer window to facilitate a loft conversion.
Committee have NO OBJECTION to this application.		
EPF/2390/20	5 Centre Avenue Epping CM16 4JU Mrs Gemma Wilson	Single storey rear extension.
Committee have NO OBJECTION to this application.		
EPF/2423/20	Civic Offices, Epping Forest District Council 323 High Street Epping CM16 4BZ Mr Michael Turnbull	Creation of new public access entrance door within existing window frame to previously granted café area and link to existing public footpath via steps and ramp to match existing.
Committee have NO OBJECTION to this application provided all work is carried out under the supervision of the conservation officer at EFDC.		
However, the Committee were concerned that a Silver Birch would be felled to facilitate the development. Committee requested that the Silver Birch is replaced with another mature tree to continue with biodiversity of the environment.		
EPF/2431/20	71 High Street Epping CM16 4BA Miss Pim Eardly	Change use from A1/A3/Sui Generis to A1/Sui Generis Thai massage and therapies.
Committee have NO OBJECTION to this application.		
However, Committee noticed that the application included outside the shop "a low profile backlit sign in place of the existing unlit sign" and would request that the sign used is not internally-illuminated and is appropriate to the character of the street scene in this conservation area.		

EPF/2444/20	17 Nicholl Road Epping CM16 4HX Mr & Mrs Miles	Garage conversion and change from flat to pitched roof.
Committee have NO OBJECTION to this application.		
EPF/2465/20	4 Brickfield Road Coopersale Epping CM16 7QX Millie Davis	Two storey side and single storey rear extension.
Committee have NO OBJECTION to this application.		
EPF/2486/20	Civic Offices, Epping Forest District Council 323 High Street Epping CM16 4BZ Mr Michael Turnbull	Grade II Listed building consent for creation of new public access entrance door within existing window frame to previously granted café area and link to existing public footpath via steps and ramp to match existing.
Committee have NO OBJECTION to this application provided all work is carried out under the supervision of the conservation officer at EFDC.		
However, the Committee were concerned that a Silver Birch would be felled to facilitate the development. Committee requested that the Silver Birch is replaced with another mature tree to continue with biodiversity of the environment.		
EPF/2521/20	Clasper House Hemnal Street Epping CM16 4LR Ms Siobhan Cook	Retention of a window on the first floor elevation to bedroom of flat 3 & replacement of a door in ground floor flat 1 rear elevation to a window (revisions to approved application number EPF/0869/19)
Committee have NO OBJECTION to this application.		
EPF/2569/20	2 Nicholl Road Epping CM16 4HX Mr Jack Leppard	Proposed ground floor rear extension, floor plan redesign and all associated works.
Committee have NO OBJECTION to this application.		

EPF/2257/20	31A Theydon Grove Epping CM16 4PU Mr Richard Mathews	TPO/EPF/15/01 (Ref: T1) T1: Yew - Crown lift, as specified. Crown reduce, as specified.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		

Committee Cases

EPF/3426/18	Garages to the rear of nos 13-43 Charles Street Epping Essex CM16 7AU Mr Russell Tomkins	Demolition of the existing garage buildings and the erection of 9 x 2 bedroom mews houses, with associated landscaping, parking, bike and refuse stores. Grant Permission (With Conditions) subject to legal agreement (e.g. s.106, unilateral undertaking)
<p>Committee OBJECT to this application.</p> <p>While Committee note some design amendments, the revisions do not adequately address their previous concerns.</p> <p>The design of this proposal would have a detrimental effect on the street scene and the character of the current urban environment. The materials are out of keeping with the surroundings, as the neighbouring properties are traditional brickwork styled family homes. National policy states that the character of individual areas must be taken into consideration and these materials would be in stark contrast to the existing look and feel of the area.</p> <p>This proposal would make access difficult for the extra residential traffic as well as emergency vehicles and refuse vehicles, due to the narrow road entrance. The scale of the development will result in the generation of far more traffic than is existing, which will have a detrimental effect on Highway safety, through a narrow access road onto the site, from a busy and steep hill. The additional traffic will be detrimental to the area through which it will move. The site is not large enough to accommodate larger scale movement of traffic. There would be a loss of amenity for those using garages which have been used for storage including vehicle parking.</p> <p>Committee are disappointed that despite commenting on insufficient car parking spaces, the applicant has reduced the number in this revised proposal and also raise concerns about the lack of car parking compared to the large number of bike racks being</p>		

proposed, even though there are no cycle or pedestrian routes planned and at a location where steep uphill movement would be required into the town. Even though the property is located near the tube station, the car parking provision is inadequate. There is insufficient parking for nine dwellings with no allowance for visitors parking and any shortfall would be met in the neighbouring roads which already suffer from commuter and weekend parking. There are severe parking issues in Epping and the insufficient parking from this scheme will put additional pressures on the surrounding roads.

Relevant policies: CP2, CP3 (i), CP6 (i), CP7, DBE1, DBE2, H3A, ST2, ST4, ST6.

NPPF: Para 17, 32, 55, 56, 59, 64.

Emerging local plan: H1A (ii), (iii), DM2, DM9A, DM10.

[Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.](#)

REFUSED:

Delegated Cases

EPF/2335/20	4 Kendal Avenue Epping CM16 4PN Mr B Virk	Demolition of the existing detached house, and replacement building containing six apartments. (Revised application to EPF/2206/19).
-------------	--	--

Committee **very strongly OBJECT** to this application.

Committee acknowledged that this is the fourth attempt to gain planning approval for a development of flats on the site of a family house. Three previous applications to demolish the property at 4 Kendal Avenue were opposed by the town council and refused permission by Epping Forest District Council. Committee describe the latest proposals as nearly as worse than the last three proposals.

This proposal is a massive overdevelopment of the site in terms of its height, bulk and scale. The density is far too high for this location. It will be overbearing and dominant effect on the street scene, which will be detrimental to the character of the surrounding area, particularly the carefully styled properties on Kendal Avenue.

The bulk would be very overbearing and have an overly dominant effect and completely ruin the street scene. It is quite clearly a flatted development, rather than a large family home, which is characteristic of this area of Epping and which will be detrimental to the character of the surrounding area, particularly the carefully styled properties on Kendal Avenue. The design of this development is not in keeping with the street scene.

The proposal, due to its overbearing bulk and design, will result in a loss of amenity for neighbouring properties, in terms of overlooking, overshadowing and visual impact.

Committee heard from a neighbour speaking on behalf of a group of local residents, at the meeting who confirmed that they objected because of the density, overdevelopment

and overdominance of the building which would overshadow neighbouring properties. The meeting was also told that some 40 letters of objection from residents had been sent to Epping Forest District Council.

Even though the property is located near the tube station, the car parking provision of six spaces is totally inadequate. There are severe parking issues in Epping and the insufficient parking from this scheme will put additional pressures on the surrounding roads. The generation of additional traffic and refuse in this already busy location, will result in a loss of amenity in terms of noise and disturbance.

It is proposed that the existing access entrance to the property will be boarded up and the new entrance will be on Hartland Road. The increase in the volume of traffic generated near this busy and congested junction would have a negative effect on Highway safety and would lead to excessive traffic congestion, resulting in unacceptable adverse effects from traffic generation on the character and environment of the area through which this new traffic will move. The access issue would be worse than currently.

Committee strongly object to the loss of this large, attractive family house. Large family houses are as necessary as flats and Committee do not feel this is a suitable location for flats. A mix of dwelling types is required and removing large, family homes does not contribute to this objective.

Committee note that all trees would be retained; there is only crown work proposed on the trees in this application and no trees would be felled.

Committee are extremely disappointed to see this application return for a fourth time as councillors have made it quite clear they do not wish to see a flattened development at this location.

Relevant policies: CP2, CP7, DBE1, DBE2, DBE9, LL10, ST4, ST6, H3A, H4A.
Emerging Local Plan: H1A (ii) & (iii)
NPPF: Para 17

[Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.](#)

EPF/2489/20	23 Buckingham Road Epping CM16 5AF Mr Marc Kellinger	Single storey rear, first floor rear and single storey side extension.
-------------	---	--

Committee **OBJECT** to this application. The proposed side development plan includes a section of a car parking space which belongs to a neighbour. The committee acknowledges the neighbour's objection which includes their concern that if the proposed extension is approved, building contractors will require access and this would affect the neighbour's legal right to use their allocated car space. The Committee agreed that this would mean a loss of amenity for the neighbour and would consider revised plans if this section of the car parking space is taken out.

Relevant policies:

DBE9, DBE10 (Adopted Local Plan)
Emerging Local Plan: DM9J (ii)

[Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.](#)

EPF/2500/20	11 Tower Road Epping CM16 5EL Mr & Mrs Rob Jones	Proposed loft conversion with a rear dormer, rooflight windows and x 3no . petite dormers facing east.
-------------	---	--

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