



EPPING TOWN COUNCIL

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

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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, 23rd February 2021 at 6.30pm** in order to transact the following business as set out in the agenda below.

Beverley Rumsey

Town Clerk

17th February 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 9th February 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/0089/21	7 Woodberry Down Epping CM16 6RJ Mr Eliot Blakey	Erection of single storey rear extension.
EPF/0094/21	12 Mount Road Fiddlers Hamlet Epping CM16 7PQ Chisenhale-Marsh Estates Company	Proposed demolition of existing single dwelling and associated structures and redevelopment to provide two dwellings, associated gardens and infrastructure.
PN/EPF/0180/21	15 Rayfield Epping CM16 5AD Mr Sager Patel	Prior approval for proposed new additional floor over existing first floor with a new pitched roof to matching existing roof angles. Front and rear elevations of new floor to replication fenestrations details as existing first floor. No windows to flank elevation to be proposed on new floor. Material to match existing building.

TPO/EPF/0168/21	Bury Farm House Bury Lane Epping CM16 5JA Mr Lee Newton	TPO/EPF/24/91 T1: Cherry - Fell, as specified.
EPF/0158/21	15 Albany Court Epping CM16 5ED Mr Paul Saggars	First floor rear extension and garage conversion.
EPF/0167/21	16 Laburnum Road Coopersale Epping CM16 7RA Mr Steve Pierson	Proposed two storey side extension & single storey rear extension.
EPF/2883/20	156 High Street Epping CM16 4AQ Mr Henry Luu	Change of use from A1 retail to Sui Generis nail/beauty salon.
EPF/2884/20	2 Brickfield Road Coopersale Epping CM16 7QX Miss Bianca Tindides	Two storey side extension, with single storey rear extension and loft conversion.

8 APPLICATIONS WITHDRAWN

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

EPF/1185/18	Duke of Wellington Public House 36 High Street Epping, CM16 4AE Punch Partnerships (PML) Limited	Erection of one detached house served by new access off Half Moon Lane, relocation of smoking shelter for public house
<u>Decision taken by P&GP Committee - 22nd May 2018</u>		
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/2559/20	Spindriff Kendal Avenue Epping CM16 4PP Mr Alex Gibbard	Change the 1m deep flat roof at the front of the property to a pitched roof.
Committee have NO OBJECTION to this application.		
EPF/2638/20	65 A Tower Road Epping CM16 5EN Mr Sampath Wickramasinghe	Proposed removal of existing side garage and replacement with two storey extension.
Committee have NO OBJECTION to this application.		
EPF/2644/20	Civic Offices, Epping Forest District Council 323 High Street Epping CM16 4BZ Michael Michael	Replacement of rear fire exit door with new wider door for fire escape purposes. Door appearance to match existing.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.		
EPF/2713/20	5 Bury Road Epping CM16 5ET Mr & Mrs Ross Warden	Rear extension at first floor plus a single storey rear extension, insertion of new side window, minor changes to side/rear elevations.
Committee have NO OBJECTION to this application.		
EPF/2718/20	2 Wintry Park Cottages Thornwood Road Epping CM16 6SZ Mr Bill Hodgson	Proposed single storey side extension (Revised application to EPF/1717/20).
Committee have NO OBJECTION to this application.		
EPF/2741/20	43 St Johns Road Epping CM16 5DW Mr Mathew Owen	Proposed double & 1.5 storey rear extensions including internal alterations.
Committee have NO OBJECTION to this application.		
EPF/2795/20	23 Lower Swaines Epping CM16 5ER Ms Zilha Evans-Nicolle	Proposed front extension.
Committee have NO OBJECTION to this application.		
EPF/2821/20	23 Amesbury Road Epping CM16 4HZ Mrs Alice Marcolin	Proposed ground floor rear extension in lieu of existing conservatory.
Committee have NO OBJECTION to this application.		
EPF/2838/20	15 Church Field Church Hill Epping CM16 4RF	Removal of existing conservatory and replaced with single storey rear extension.

	Mrs Natalie Goldsworthy	
Committee have NO OBJECTION to this application.		
EPF/2839/20	91 Centre Drive Epping CM16 4JD Mr L Davison	Proposed single storey rear extension, demolition of existing conservatory & conversion of existing garage.
Committee have NO OBJECTION to this application.		
EPF/2848/20	20 The Orchards Epping CM16 7BB Mr Dennis Hillard	Ground floor rear extension.
Committee have NO OBJECTION to this application.		
EPF/2849/20	20 The Orchards Epping CM16 7BB Mr Dennis Hillard	Proposed front porch including garage conversion.
Committee have NO OBJECTION to this application.		
EPF/2850/20	20 The Orchards Epping CM16 7BB Mr Dennis Hillard	Ground floor rear/side extension (Mud Lobby)
Committee have NO OBJECTION to this application.		
EPF/2409/20	Eppingdene Ivy Chimneys Epping CM16 4EL Mr Russell Jones	TPO/EPF/08/90 (Ref: W1) T1: Ash - Crown reduce by up to 2.5m, as specified. T2: Hornbeam - Crown lift on building side, as specified, to give 2m clearance from building. T3: Oak - Crown reduce by up to 2m, as specified. T4: Ash - Pollard to previous points, as specified. T5: Oak - Crown reduce by up to 2m, on property side, as specified.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		
EPF/2456/20	77 Hemnall Street Epping CM16 4ND Hart	TPO/EPF/28/08 (Ref: T3) T1: Horse Chestnut - Fell & replace, as specified.
Committee OBJECT to this application.		
<p>Committee agreed that this is an iconic tree and if it is felled, the loss would greatly affect the streetscene. The Committee questioned why it was being felled. The application form says "it has a cavity of approx 5ft where you can see a large part of the tree is hollow."</p> <p>There is no tree report provided to give any further information or there is no advice given from the Trees team at EFDC. There are also no details supplied regarding what type of tree</p>		

would be planted in its place and the Committee confirmed that it would need to be like for like, ie a mature tree to continue biodiversity in this environment. Committee agree that the tree cavity damage should be investigated to see if could be treated and advice should be sought from the arboricultural officer at EFDC about this application.

Relevant policies: LL7, LL8, LL9, LL10

Emerging Local Plan: DM5

NPPF: paras 170 (b), 175 (c)

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

EPF/2493/20	7 Spriggs Oak Palmers Hill Epping CM16 6SE Chris Baldwin	TPO/EPF/07/98 (Ref: G2, T33) T8 Sycamore - Remove limbs infected by sooty bark. T13 Bay - Crown lift to 2.5m over pavement & reduce overhang back to kerb up to 5m high, as specified. Reduce around road sign as specified. T20 Ash - Reduce back overhang to kerb line, up to 5.5m high, as speciified.
<p>Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.</p> <p>However, the concern that the Committee had was there is also another tree T22 Elder listed on the application which is being felled as it is dead but no confirmation that another will be planted in its place or a tree report provided with further details.</p> <p>Committee requested that the felled tree is replaced with another mature tree to continue with biodiversity of the environment.</p>		
EPF/2506/20	Land adjacent to 42 Highfield Green Epping CM16 5HD Ms J Loder	TPO/EPF/26/91 (Ref: G2) T18: Plane - Crown reduce, as specified. T19: Yew - Reduce overhanging branches, as specified. T20: Holly - Reduce height and overhanging branches, as specified.
<p>Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.</p> <p>However, Committee noted that the names of the trees were different in the description to the application form.</p>		
EPF/2584/20	Theydon Bower Bower Hill Epping CM16 7AB Jonathan Gell	TPO/EPF/14/82 (Ref T17 & T70) T22: Lime - Reduction of specific limb, as specified. Crown thin by up to 20%,

		as specified. T25: Beech - Reduce back from building to give up to 3m clearance, as specified.
<p>Committee have NO OBJECTION with the work provided to T22 and T25 it is carried out under the supervision of the arboricultural officer at EFDC.</p> <p>However, Committee are concerned that the list of the trees are different in the description to the application form including two tree fells on a Tree Protection Order and if there are tree fells proposed, the Committee would want to have the opportunity to consider them.</p>		
LB/EPF/2648/20	Civic Offices, Epping Forest District Council 323 High Street Epping CM16 4BZ Michael Michael	Application for Grade II Listed Building for replacement of rear fire exit door with new wider door for fire escape purposes. Door appearance to match existing.
<p>Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.</p>		

REFUSED:**Delegated Cases**

EPF/2689/20	70 Beaconfield Road Epping CM16 5AT Mr Federico Ciccotti	Single storey ground floor front extension.
<p>Committee have NO OBJECTION to this application.</p>		
EPF/2696/20	1-3 Coopersale Common Epping Essex CM16 7QX C/O Agent	Proposed demolition of the existing buildings and redevelopment of the site to provide six new dwellings, associated gardens and infrastructure.
<p>Committee OBJECT to this application.</p> <p>Committee object to the demolition of these two mid-late 19th century two storey semi-detached cottages, particularly which may be of historical and architectural merit. There are no comments from the EFDC conservation officer about this building and advice should be sought about this proposal. This development is an overdevelopment of the site as it is replacing two dwellings with six semi-detached dwellings in two blocks each of which would be a lot smaller individually than the existing dwellings.</p> <p>There is inadequate car parking provision of six spaces on the application form although the information provided in a report does mention 12 spaces for residents and two visitor spaces so it is not clear which is the correct amount of spaces.</p> <p>Committee are concerned about the removal and damage of healthy trees and associated biodiversity listed in the proposal which would be affected to facilitate this development.</p>		

There are no comments from the arboricultural officer at EFDC and advice should be sought about this development.

Relevant policies: CP2, CP7, H3A, LL7, LL10, ST6
 Emerging Local Plan: DM5, DM9 D(vi), H1A (ii) & (iii)
 NPPF: paras 170 (b), 184

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

EPF/2746/20	230 High Street Epping CM16 4AP Mr Irfan Umarji	Change of use of ground floor and basement of former police station to Use Class E (Commercial, Business and Service) and ground floor rear extension.
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Committee **OBJECT** to the ground floor rear extension part of this application but have **NO OBJECTION** to the change of use part to the ground floor and basement of this application.

The Committee felt that the design of the ground floor rear extension was not in keeping with the conservation area and in particular the materials that are being proposed including painted timber weatherboarding instead of traditional brickwork to match the building and UPVC bi-fold doors.

Relevant policies: CP2, CP6, CP7, DBE1, DBE3, HC7
 Emerging Local Plan: DM7 B, DM9A
 NPPF: 124, 127, 128

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

EPF/2774/20	40 Stonards Hill Epping CM16 4QH Mr F Jamieson	Extension and conversion of existing rear garden outbuilding to create annexe accommodation.
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Committee have **NO OBJECTION** to this application.

However, Committee request a condition be placed on this application that this proposed development is an ancillary building to the applicant's dwelling and does not become a separate property in the future.