



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, 13th April 2021 at 6.30pm** in order to transact the following business as set out in the agenda below.

Beverley Rumsey

Town Clerk

7th April 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 23rd March 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.

ROAD TRAFFIC REGULATION ACT 1984 - SECTION 14(1)**Temporary Traffic Regulation Order of Broadoaks, Epping**

A notification has been received from Essex County Council giving notice of a planned closure of Broadoaks, due to commence on 21st April 2021 for 9 days. The closure is required for the safety of the public and workforce while Essex County Council undertakes micro surfacing.

ROAD TRAFFIC REGULATION ACT 1984 - SECTION 14(1)**Temporary Traffic Regulation Order of Station Road, Bower Hill, Bower Hill, Epping**

A notification has been received from Essex County Council giving notice of a planned closure of Station Road, Bower Hill, Stewards Green Road, due to commence on 24th April 2021 for 25 days. The closure is required for the safety of the public and workforce while Essex County Council undertakes Road works - Pre Inlay Civils and Inlay.

ROAD TRAFFIC REGULATION ACT 1984 - SECTION 14(1)**Temporary Traffic Regulation Order of Nicholl Road, Epping**

A notification has been received from Essex County Council giving notice of a planned intended closure of Nicholl Road, due to commence on 27th April 2021 for 22 days. The closure is required for the safety of the public and workforce while Essex County Council undertakes Road works Kerbing and resurfacing works.

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/0583/21	8 Boleyn Row Epping CM16 6FF Mr Graeme Piper	Part single/two storey rear/side extensions, replacement larger roof window on rear elevation, conversion of rear half of existing garage. (Revised application to EPF/0052/21).
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EPF/0536/21	67 Hemnall Street Epping CM16 4LZ C Curbishley	Demolition of existing dwelling and erection of a two storey detached dwelling.
EPF/0620/21	66 A The Plain Epping CM16 6TW Mr Don Benton	Single storey side/rear extension. New pitched roof over flat roof to create additional rooms, new pitched roof over annexe.
EPF/0145/21	2 Crossing Road Epping CM16 7BG Mr James and Christian Luckin	Conversion of two storey 4 bedroom house into 3 storey block of 4 flats – 2 x two bedroomed and 2x one bedroom with new roof and providing additional car parking.
EPF/0483/21	3 Theydon Grove Epping CM16 4PU Mrs Jenny Westcott	TPO/EPF/11/01 T1: Sycamore - Crown reduce by up to 2m, as specified. Crown thin by up to 30%, as specified.
EPF/0504/21	Purlieu House 11 Station Road Epping CM16 4HA P Saggars	Additional storey to facilitate the creation of six flats and change of use of part ground from B1 office to retail for the building to comprise of a retail unit on the ground floor and retained under croft parking, offices to first floor, and the flats on the second and newly created third floor.
EPF/0532/21	Glyfada 14 A Kendal Avenue Epping CM16 4PW Mr Chris Julien	First floor extension to north east side. Ground floor infill of north west side. Infill of ground floor undercroft to front facade. Removal of balcony and street facing doors to ground and first floors. New windows and render finish throughout.
EPF/3076/20	PMW Garages Fluxs Lane Epping CM16 7PE Mr P Sjoberg	Conversion of existing ancillary building to dwelling with associated amenity space and parking for use by site manager.
EPF/0184/21	49-51 Bell Common Epping CM16 4DY Mr D Gardner	Proposed single storey extension to kitchen.
EPF/0576/21	55 High Street Epping CM16 4BA Mr R Hopkins	New building to the rear to facilitate 1 no new dwelling.
EPF/0598/21	11 Tower Road Epping CM16 5EL Mr & Mrs Rob Jones	Proposed loft conversion with rear dormer, rooflight windows and 3no dormers facing East. (Revised application to EPF/2500/20).
LB/EPF/0189/21	49-51 Bell Common, Epping CM16 4DY Mr D Gardner	Grade II listed building application for proposed single storey extension to kitchen.
LB/EPF/0588/21	Civic Offices, Main Building 323 High Street Epping CM16 4BZ Epping Forest District Council	Grade II listed building consent to modernise and replace the hoist for the Councils crest. in the Council chambers and modification for existing ladder access.

LB/EPF/0656/21	Civic Offices, Epping Forest District Council 323 High Street Epping CM16 4BZ Mr.Michael Turnbull	Grade II listed building consent for internal alterations - retention of ramp, provide joinery feature in staff kitchen No.1 and replace door 00.17 (interview room 2) with glazed screen. New wall tiles to all existing WC and new carpet tiles to both lobbies.
EPF/0626/21	26 & 28 James Street, Epping Essex CM16 6RR James Borrer/ Stuart Jack	Proposed single storey rear extensions, rear dormer to no 26.

8 OTHERS

These are provided for information only, EFDC do not normally accept comments on these applications.

EPF/0528/21	93 Sunnyside Road Epping CM16 4JN Mr Phil Knowles	Application for a Lawful Development Certificate for a proposed outbuilding used as office ancillary to dwelling house. (Revised application to EPF/0715/20).
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Committee is requested to **NOTE** this information.

9 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/1120/20	1 Buttercross Lane Epping CM16 5AA Mr Robert Shaw	Demolish existing property and erect one 3 bedroom house and three 2 bedroom apartments
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Decision taken by P&GP Committee – 23rd June 2020

Committee **OBJECT** to this application.

Committee acknowledged that this is the fourth attempt to gain planning approval for a development on the site of a family house. Three previous applications to this housing proposal were opposed by the Town Council and two of them were refused permission by Epping Forest District Council, the other application was withdrawn. Committee agree that while the latest proposal of three two-bedroom apartments and one three-bedroom house is a better application than the original nine apartments, this proposal has not addressed their previous concerns. The Town Council received two resident objections to these latest proposals.

Whilst Committee note the amended plans, these have not addressed Committee's previous concerns regarding the conservation area, access and overdevelopment. The changes made create a proposal which occupies two stories in two separate buildings, 1A containing the three two-bedroom apartments and 1B containing the three-bedroom house replacing one family house, make it overdevelopment in this sensitive setting. This proposal would have a negative effect on the conservation area and not in keeping with the streetscene. The materials being proposed for this proposal are UPVC for the windows and doors which are not appropriate for a conservation area setting.

Buttercross Lane has a vehicle access problem with the current number of houses located on this very small lane and this proposal would make the issue far worse with the extra traffic.

The vast increase in the number of vehicles using the property would have a harmful effect on Highway safety and on the character of the area through which the new traffic would move making the road dangerous. The entrance to Buttercross Lane is extremely narrow and traffic already exits onto pedestrian pathways, in a busy High Street and Market Town.

There also would not be enough parking spaces provided for occupants and visitors for these three two-bedroom apartments and one three-bedroom house on this site proposal.

National policy states that the character of individual areas must be taken into consideration and this development does not respect the conservation area of the town centre. Apartments do not respect the predominantly detached family homes in this historic location. Local and national policy state that the emphasis should be improving the quality of life in urban areas, not reducing that quality for future generations.

Committee note the holding objection from EFDC's Trees and Landscape team regarding the latest planning application concerning the inadequacy of the provision of landscape and trees retention and they comment specifically on the arboricultural report which had not been updated since the first original application in 2018. Previous work on the site has resulted in the loss of trees and greenery on this site which is regrettable and has resulted in a significantly altered vista for the neighbouring properties. This is a concern to the committee and the remaining trees and landscape on the site need to be carefully managed as with any housing application.

Relevant policies: CP1, CP2, CP6, CP7, DBE1, DBE2, H3A, H4A, HC6, HC7, HC12, LL10, LL11, ST4, ST6.

Emerging Local Plan: H1A (ii) & (iii), DM2, DM3, DM5B, DM7, DM9A, SP3, SP7, T1.

NPPF: Paras 9, 17, 53, 55

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

10 PLANNING DECISIONS

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