



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 B Scruton (Vice Chairman and Deputy Mayor - *ex officio*)
Cllr C Burgess
Cllr C McCredie
Cllr G Scruton
Cllr M Wright (Mayor - *ex officio*)

You are hereby summoned to attend a meeting of the **PLANNING AND GENERAL PURPOSES COMMITTEE** to be held in the **Main Hall, Epping Hall, St Johns Road, Epping** on **Tuesday, 25th May 2021** at **6.30pm** for the purpose of transacting the business as set out in the agenda below.

•**Please note: due to government health restrictions, please advise us by 4pm on the day of the meeting if you wish to attend.**

Beverley Rumsey
Town Clerk
19th May 2021

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 11th May 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.

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:

TPO/EPF/1040/21	22 Kendal Avenue Epping CM16 4PW Ms Maxine Starling	TPO/EPF/45/91 (Ref: G3) T2 & T4: Pine - Selective reduction by up to 2m, as specified.
TPO/EPF/1147/21	Land to the rear of 21 Highfield Green Epping Essex CM16 5HD Mr R Lang	TPO/EPF/28/83 T1: Sycamore - Crown reduce by up to 2m, as specified. Specific reduction around lamp post, as specified.
EPF/1153/21	40 Station Road Epping CM16 4HN Roger Jeffries	Proposed ground floor rear extension, proposed canopy, facade alterations, floorplan redesign & all associated works.
LB/EPF/1325/21	Civic Offices, Main Building 323 High Street Epping CM16 4BZ Deane Williams	Remove decommissioned maintenance hoist and reback wood panelling in the council chamber.

8 **CONSULTATION**

Street Trading Consent	Brick Lane Bagel, The Duke of Wellington PH, 36 High Street, Epping	This application is to sell cold drinks, bagels & cakes (no alcohol). Monday to Sunday 09:00 – 17:00
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The closing date for this consultation is 8th June 2021, any comments or representations must be submitted during this time period.

(Attached)

Committee is requested to **CONSIDER** this matter and **DECIDE** what response is appropriate.

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/0167/21	16 Laburnum Road Coopersale Epping CM16 7RA Mr Steve Pierson	Proposed two storey side extension & single storey rear extension.
Committee have NO OBJECTION to this application.		
EPF/0304/21	9 James Street Epping CM16 6RR Mr Dan McPharlane	Double front & rear extension.
Committee have NO OBJECTION to this application.		
EPF/0349/21	33 Chapel Road Epping CM16 5DS Ian Bellis	Retention of boundary walls and railings.
Committee have NO OBJECTION to this application.		
EPF/0350/21	Saint Margarets Hospital, Mental Health Unit The Plain Epping CM16 6TN Mr Simon Bown	Proposed 3.1m security and screening fence to replace old 1.9m fence
Committee have NO OBJECTION to this application.		
EPF/0358/21	5 Lynceley Grange Epping CM16 6RA Mr & Mrs Stephen & Michelle Bull	Alternation to fenestration to existing conservatory, new cladding to conservatory & rear dormer extension & new solid roof to conservatory.
Committee have NO OBJECTION to this application.		
EPF/0369/21	53 Bower Hill Epping CM16 7AN Kylie Fowler	Demolition of existing rear extension and rebuild extended single storey rear extension.
Committee have NO OBJECTION to this application.		
EPF/0394/21	54 Buckingham Road Epping CM16 5AG N McMurray	Single storey rear extension.
Committee have NO OBJECTION to this application.		
EPF/0455/21	25 Shaftesbury Road Epping CM16 5BH Mr and Mrs V Pascale	Single storey front extension to extend entrance lobby with pitched roof.
Committee have NO OBJECTION to this application.		
EPF/0462/21	Criscia Mount Road	House redevelopment.

	Epping CM16 7PQ Mr Jake Skipper	
Committee have NO OBJECTION to this application.		
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).
Committee have NO OBJECTION to this application.		
TPO/EPF/0260/21	14 A Kendal Avenue Epping CM16 4PW Mr Christopher Julien	TPO/EPF/45/91 (Ref: T2 & G2) T1 & T2: 2 x Limes - Crown reduce by up to 2m, as specified. Crown thin by 25%, as specified.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		
EPF/0427/21	14 Theydon Place Epping CM16 4NH Mr Daniel	TPO/EPF/28/08 (Ref: T30) T1: Beech - Crown reduce by up to 1.5m, as specified. Selective crown lift, as specified.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		
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.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		

REFUSED:**Delegated Cases**

EPF/0318/21	5 Ravensmere Epping CM16 4PS Ms Alexandra Lawrie	Proposed second floor dormers, internal reconfiguration and single storey ground floor rear extension.
Committee have NO OBJECTION to this application.		
EPF/0353/21	62 Sunnyside Road Epping CM16 4JN MR Mitko Tihov	Proposed first floor rear extension & changing of the roof of the side extension to a pitched roof.
Committee have NO OBJECTION to this application.		
EPF/2393/20	26 Highfield Green Epping CM16 5HD Mr and Mrs P Cogan	Two storey side extension.
Committee OBJECT to this application.		
<p>The proposal is an overdevelopment of the site in terms of its bulk and scale on the edge of a key conservation area streetscene location. The proposed development would have an unfavourable impact on the trees and boundary fence area beside the neighbouring Listed Building and conservation area. Committee agreed that advice should be sought from the arboricultural officer at EFDC about this proposed development.</p> <p>Relevant policies: CP2, CP5 (v), CP6, CP7, DBE2, DBE9, DBE10, H3A, LL7, LL10 Emerging Local Plan: H1A (ii) & (iii), DM5, DM9J</p>		

NPPF: paras 127 Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.		
ADV/EPF/0333/ 21	176 High Street Epping CM16 4AQ Mr Muhammad Parvezawan	Retrospective advertisement consent for one internally illuminated fascia sign and one non-illuminated hanging sign.
<p>Committee OBJECT to this application.</p> <p>The fascia sign is proposed to be internally-illuminated. This is not acceptable in a Conservation Area. Policy confirms that advertising consent should not be given to the installation of internally-illuminated signs and this would dramatically affect the character of the street scene in this conservation area. This is a prominent location in a historic town.</p> <p>Committee also NOTE that once again this is a retrospective application and these practices should not be encouraged.</p> <p>Relevant policies: DBE13 (Adopted Local Plan) Emerging Local Plan: DM13 Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		
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). NOT LAWFUL
Committee have NOTED this application.		

GRANTED:**Committee Cases**

EPF/0033/21	23 Buckingham Road Epping CM16 5AF Mr M Kellinger	Two storey rear and single storey rear extensions. Single storey side extension. (Revised application to EPF/2489/20)
<p>Committee OBJECT to this application.</p> <p>This revised proposal, while slightly improved still causes an impact on the neighbouring car parking spaces on the proposed side development of the dwelling. The committee acknowledge the neighbour's objection which includes their concern about the closeness of proposed boundary wall would still impede the use of this and other neighbouring parking spaces. The committee agreed that this would still mean a loss of amenity for the neighbours.</p> <p>There was also new evidence from two other neighbours' objections regarding this revised proposal which the committee have considered. Committee consider this proposal as an overdevelopment of this dwelling which would also impact on the neighbours at the back of the property.</p> <p>The neighbours are concerned that the rear extensions moving further backwards and very close to their fence line. Committee agree that there would be a loss of amenity in terms of overlooking and privacy into the neighbours' gardens that it backs onto.</p> <p>The proposal would be reducing the size of garden and the neighbours are concerned about the potential loss of habitat for wildlife in their gardens by this proposed development. Committee request that the trees that are currently planted in the garden remain unaffected by the development as they provide a screen to neighbours' gardens.</p>		

The neighbours are also worried about how the drainage watercourse at the end of the gardens which would be affected by this development and any potential risk of flooding. Committee advise that a site visit could be necessary by EFDC's Building Regulations to check this proposal's impact on the drainage watercourse before any works are granted.

Relevant policies: CP2 (i), (iv) and (v), CP7, DBE9 (i), DBE10, GB4, H3A, LL7, LL10 (Adopted Local Plan)
Emerging Local Plan: DM5 A (i), DM9J, DM10E, DM17, H1A (ii) and (iii)
NPPF: Para 9, 70, 122, 127, 155, 163, 180

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