



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 McCredie

Cllr B Scruton (Vice Chairman and Deputy Mayor - *ex officio*) Cllr G Scruton

Cllr C Burgess

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, 8th June 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

2nd June 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 25th 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:

EPF/2925/20	Cottis Lane Car Park Cottis Lane Epping CM16 5LL Qualis Group	Full application for the redevelopment of existing surface level car park comprising the demolition of public toilets and the construction of a multi-deck car park, cinema (sui generis), commercial floorspace (mixed Class E), replacement public toilets and cycle store, all associated plant, together with new vehicular and pedestrian access, all hard and soft landscaping, and associated works. ** Amendment to proposed highway and landscape works. Minor scheme changes to accommodate flexible cycle storage options, bin storage space and material colour changes to the northern elevation **
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Decision taken by P&GP Committee – 12th January 2021

Committee agreed **TO POSTPONE** returning comments for this planning application until after its Full Council meeting. Epping Town Council will return comments by the deadline of the 18th January to Epping Forest District Council.

While NO OBJECTION was made to Cottis Lane car park application, comments were added after the Full Council meeting on 14th January which were returned by the deadline of 18th January to Epping Forest District Council.

Epping Town Council have no planning objection to this proposal, but would request the following are taken into consideration:

Epping Town Council are concerned about the loss of amenity for the neighbouring properties at Bakers Lane, in terms of visual impact, loss of light and noise and would request consideration is given to the positioning and scale of the buildings in order to minimise that loss of amenity.

Epping Town Council would request that the design is as sympathetic to the conservation area as possible and question whether the building could be lower.

Council would request that there is sufficient green space and landscaping, given the volume of trees to be removed to facilitate development and would suggest this could be increased.

Council would request that there is sufficient habitat protection and provision for wildlife, with any work carried out at the correct time of year.

There are Highways safety implications relating to traffic visiting and maybe queuing into this large car park, where there will be two possibly busy areas. The scheme must be designed to ensure the

safe movement of pedestrians, as people use the leisure centre at Bakers Lane, potentially crossing from the car park at Cottis Lane.

Relevant policies: CP2 (iv), CP7, DBE1, DBE2, DBE3, DBE9, LL7, LL10, ST2 (i) and (vi), ST4 (Adopted Local Plan)

Emerging Local Plan: DM5 (i), DM9A, DM9F, DM9J,

NPPF: Para 8 (b), 9, 124, 127

EPF/2924/20

Bakers Lane Car Park
Bakers Lane
Epping
CM16 5BD
Qualis Group

Full application for the redevelopment of existing surface level car park to provide a leisure centre to include swimming pool, gymnasium, sports hall, squash courts and studio (mixed Class E (d) and F.2 (d)) together with disabled parking provision, new vehicular and pedestrian access, all hard and soft landscaping, and associated works.

** Amendment to proposed highway and public realm works and associated alteration of the main entrance and external seating areas. Changes to architectural composition of front elevation to rationalise material palette including material changes and the introduction of additional glazing **

Decision taken by P&GP Committee – 12th January 2021

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

Committee request that the developers consider adding natural light to the first-floor studios on this development.

While NO OBJECTION was made to Bakers Lane car park application, comments were added after the Full Council meeting on 14th January which were returned by the deadline of 18th January to Epping Forest District Council.

Epping Town Council have no planning objection to this proposal, but would request the following matters are taken into consideration:

The Town Council are concerned about the effect from this proposal on the residents of Bakers Villas located across the road as well as residents in Albany Court. This development would result in a loss of amenity for these neighbouring properties in terms of visual impact, plant noise and noise from nightlife. Natural daylight would be impaired for neighbours because of the positioning of the buildings. Epping Town Council would request that consideration is given to the design and positioning of the development to minimise the impact on neighbours.

The materials need to compliment this particular urban streetscene.

The Town Council are concerned about the lack of provision for wildlife and the volume of the removal of trees and vegetation. Any such works must be done at the correct time of year and habitats should be protected.

The access for traffic needs to be carefully thought out in the design of the development as the more intense use of the site would be detrimental to Highway safety. The design must mitigate the potential for queuing to get into one car park, when previously parking has been spread across two sites. There are highway safety implications because of this, with pedestrians crossing the narrow Bakers Lane and Cottis Lane road areas. The circulation around the building should be carefully thought out in terms of vehicle and pedestrian access and safety.

Relevant policies: CP2 (iv), CP7, DBE1, DBE2, DBE3, DBE9, LL7, LL10, ST2 (i) and (vi), ST4 (Adopted Local Plan)

Emerging Local Plan: DM5 (i), DM9A, DM9F, DM9J,

NPPF: Para 8 (b), 9, 124, 127

TPO/ EPF/1212/21	Land adjacent to 2 Hartland Road Epping CM16 4PE Mrs J Miller	TPO/EPF/18/01 T1: Lime - Crown lift to 4.5m from ground level, as specified. T2-T20: 19 x Limes - Reduce lateral spread, of branches overhanging 2 Hartland Road, by up to 2.5m as specified.
EPF/1176/21	2 Brickfield Road Coopersale Epping CM16 7QX Miss Bianca Tindides	Two storey rear extension and loft conversion. (Revised application to EPF/0288/20).
EPF/1240/21	4 Woodberry Down Epping CM16 6RJ Mr Pardeep Bajwa	Two storey and part single storey extensions to the front, side and rear.
EPF/1304/21	2 Chapel View 90 A Hemnall Street Epping CM16 4LY Dr & Dr Hicks & Ying-Li	Removal of existing conservatory and erection of single storey rear extension in an orangery style.
EPF/1307/21	74 Coopersale Common Coopersale Epping CM16 7QU Mr Steve Watson	Single storey rear extension and garage conversion.
EPF/1258/21	176 High Street Epping CM16 4AQ MR Muhammed Parvez Awan	Retrospective application for one fascia sign and one hanging sign both non-illuminated. (Revised application to EPF/333/21).

8 PLANNING DECISIONS

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