



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 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, 22nd 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

16th 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 8th June 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

<p>safe movement of pedestrians, as people use the leisure centre at Bakers Lane, potentially crossing from the car park at Cottis Lane.</p> <p>Relevant policies: CP2 (iv), CP7, DBE1, DBE2, DBE3, DBE9, LL7, LL10, ST2 (i) and (vi), ST4 (Adopted Local Plan)</p> <p>Emerging Local Plan: DM5 (i), DM9A, DM9F, DM9J,</p> <p>NPPF: Para 8 (b), 9, 124, 127</p>		
EPF/2924/20	<p>Bakers Lane Car Park Bakers Lane Epping CM16 5BD Qualis Group</p>	<p>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.</p> <p>** 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 **</p>
<p><u>Decision taken by P&GP Committee – 12th January 2021</u></p> <p>Committee have NO OBJECTION to this application.</p> <p>Committee request that the developers consider adding natural light to the first-floor studios on this development.</p> <p>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.</p> <p>Epping Town Council have no planning objection to this proposal, but would request the following matters are taken into consideration:</p> <p>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.</p> <p>The materials need to compliment this particular urban streetscene.</p> <p>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.</p> <p>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.</p> <p>Relevant policies: CP2 (iv), CP7, DBE1, DBE2, DBE3, DBE9, LL7, LL10, ST2 (i) and (vi), ST4 (Adopted Local Plan)</p> <p>Emerging Local Plan: DM5 (i), DM9A, DM9F, DM9J,</p> <p>NPPF: Para 8 (b), 9, 124, 127</p>		
EPF/1344/21	<p>4 Bell Farm Cottages High Road</p>	<p>Summerhouse and storage outbuilding to rear yard.</p>

	Epping CM16 4DF Mark Sophocleous	
EPF/1300/21	St John The Baptist Church St John's Road Epping CM16 5DR Mr Keith Hibberd	Application for proposed wheelchair disability access to main entrance of St John's church, to be achieved by introducing a gentle slope, eliminating the porch entrance step. Also, Handrails on main steps to be changed to a Victorian design, in keeping with the period of the church building.
LB/EPF/1152/21	St John The Baptist Church St John's Road Epping CM16 5DR Mr Keith Hibberd	Application for a Grade II* Listed Building for proposed wheelchair disability access to main entrance of St John's church, to be achieved by introducing a gentle slope, eliminating the porch entrance step. Also, Handrails on main steps to be changed to a Victorian design, in keeping with the period of the church building.
EPF/1374/21	80 Coopersale Common Coopersale Epping CM16 7QU Guy	Erection of a first floor side extension.
EPF/1399/21	Criscia Mount Road Epping CM16 7PQ Mr Jake Skipper	House redevelopment - Chimney added & replacement of existing gates to front (Amended application to EPF/0462/21)

8 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/2689/20	70 Beaconfield Road Epping CM16 5AT Mr Federico Ciccotti	Single storey ground floor front extension.
Decision taken by P&GP Committee - 22nd December 2020		
Committee have NO OBJECTION to this application.		

Committee are requested to **NOTE** this appeal.

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/0626/21	26 & 28 James Street Epping	Proposed single storey side and rear extensions to both No. 26 and 28 and a
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	Essex CM16 6RR James Borrer/ Stuart Jack	rear dormer window to no. 26 to provide additional living accommodation.
Committee have NO OBJECTION to this application.		
EPF/0653/21	293 High Street Epping CM16 4DA Mr Alan Willis	Free Standing Canopy positioned on rear decking, to allow the Public House to trade outdoors and meet with Covid-19 restrictions.
Committee have NO OBJECTION to this application.		
EPF/0697/21	34 Chapel Road Epping CM16 5DS Mr Joseph Sim	Single/double storey rear extension.
Committee have NO OBJECTION to this application. Committee did comment that a Pear tree which is being proposed to be removed to facilitate the development. Committee requests that a suitable replacement is planted.		
EPF/0705/21	9 Highfield Place Epping CM16 4DB Mr and Mrs T Castle	First floor side extension. Single storey rear extension. Garage conversion. Elevation alterations including a canopy over the front entrance.
Committee have NO OBJECTION to this application.		
EPF/0709/21	25 A Lindsey Street Epping CM16 6RB Mrs Katie Maxwell	New front porch, garage conversion, render to external walls and new windows
Committee have NO OBJECTION to this application.		
EPF/0807/21	11 Lynceley Grange Epping CM16 6RA	Application for Variation of condition 2 'plan numbers' for EPF/1736/20. (Demolition of the existing garage. Erection of single storey rear and side extension. Enlargement of existing front and rear dormers).
Committee have NO OBJECTION to this application.		
Reece Wyatt	10 St Albans Road Coopersale Epping CM16 7RD	Ground floor single storey side extension to include a garage, utility, WC and extended kitchen.
Committee have NO OBJECTION to this application.		
EPF/0940/21	60 Stewards Green Road Epping CM16 7PD Mr & Mrs Begum	Change of use of barn store and adjacent storage room to residential annexe.
Committee have NO OBJECTION to this application.		
EPF/2883/20	156 High Street Epping CM16 4AQ	Change of use from A1 retail to Sui Generis nail/beauty salon.
Committee have NO OBJECTION to this application.		
LB/EPF/0656/21	Civic Offices, Epping Forest District Council 323 High Street	Grade II listed building consent for internal alterations - retention of ramp, provide joinery feature in staff kitchen No.1 and

	Epping CM16 4BZ	replace door 00.17 (interview room 2) with glazed screen. New wall tiles to all existing WC and new carpet tiles to both lobbies.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.		

REFUSED:**Delegated Cases**

EPF/0444/21	80 Beaconfield Road Epping CM16 5AT Mr T Kallendjian	Proposed two storey side extension extending at the rear.
Committee have NO OBJECTION to this application.		
EPF/0662/21	12 Institute Road Coopersale Epping CM16 7QY Mr Jonatham Radcliffe	First floor side extension.
Committee have NO OBJECTION to this application.		
EPF/0970/21	22 Kendal Avenue Epping CM16 4PW Maxine Starling	New Orangery.
Committee have NO OBJECTION to this application.		
EPF/3005/20	187 Lindsey Street Epping CM16 6RF Mr Paul O Mullan	Replacement dwelling (Revised application to EPF/1384/20)
<p>Committee OBJECT to this application.</p> <p>Committee note the revised plans for this site but felt that this new proposal is still an overdevelopment of the property. The replacement dwelling is not like for like and would result in the loss of yet another bungalow in the town. There is also loss of amenity with this proposal as it would be a lot taller and overshadow the existing neighbouring bungalow.</p> <p>The importance of this type of bungalow accommodation has been recognised in the emerging Local Plan. The emerging Local Plan refers to the accessibility of bungalows; rooms in the roof, do not equal accessibility. The constant development of traditional, single storey bungalows 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 and draft Epping Neighbourhood Plan.</p> <p>Relevant policies: CP1 (ii), CP2 (iv), CP6, CP7, DBE4, DBE9, H3A, H4A (Local Plan 1998 & Alterations 2006)</p> <p>H1 (Emerging Local Plan).</p> <p>NPPF paras 8, 9, 61, 127.</p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		

GRANTED:**Committee Cases**

EPF/1376/19	4A Kendal Avenue Epping Essex CM16 4PN Pathtown Ltd	New build consisting of 2 luxury 4 bedroom homes
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Committee **strongly OBJECT** to this application.

Whilst Committee note the revised application, these revisions have not addressed Committee's previous concerns. This proposal is still a vast overdevelopment of the site in terms of its bulk, scale and density. The density is far too high for this location. The bulk will be overbearing and have an overly dominant effect on the street scene.

The area has many large family homes, which is characteristic of this area of Epping and the loss would be detrimental to the character of the surrounding area, particularly the carefully styled properties on Kendal Avenue. The design of these two semi-detached houses development is not in keeping with the street scene. A mix of dwelling types is required and removing large, family homes does not contribute to this objective.

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 also note there are no Tree Protection Order (TPO) details for any of the trees that are proposed to be felled or adequate explanations for the provision of landscape retention. There would be an impact on the frontage of the property and impact on the streetscene.

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.](#)