



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 **Conference Room, Epping Hall, St Johns Road, Epping** on **Tuesday, 27th July 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

21st July 2021

AGENDA

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 13th July 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.

A notification has been received from Essex County Council giving notice of planned restriction works on Bury Lane, Coronation Hill, Fluxs Lane, Garnon Mead and Kendal Avenue (x2) with specific details on the attached six maps. The changes will be operational from Monday, 6th September.

(Attached)

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/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. *Amended plans*.
<p><u>Decision taken by P&GP Committee – 8th June 2021</u> Committee OBJECT to this application. This proposal is an overdevelopment of the site which is located on the edge of a conservation area. The properties on the street scene are close together and have small gardens. This development would result in a loss of amenities for neighbouring properties in terms of loss of natural light and visual impact especially with the increase in height of the proposed boundary fence. Committee received one neighbour's objection to this proposal which was noted. Relevant policies: CP2 (iv), CP7, DBE2, DBE3, DBE9, DBE10 (Adopted Local Plan) Emerging Local Plan: DM9F, DM9J, DM10E, H1A (ii) and (iii) NPPF: Para 9, 127 Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		
EPF/1245/21	273-275 High Street Epping CM16 4DP Mr Huseyin Tufan Uyanik	Change of Use from mixed use retail and drinking establishment (A1&A4) to, proposed restaurant and takeaway food outlet (Sui Generis) and installation of an extraction duct.
EPF/1749/21	7 Buttercross Lane Epping CM16 5AA Mrs Jill Henderson	TPO/EPF/24/01 T1: Sycamore - Crown reduce height by up to 1.5m & lateral spread by up to 2m, as specified.
EPF/1716/21	23 Thornwood Road Epping CM16 6SY Louise Radford	Single storey side and rear extension and loft conversion with front and rear dormers.
EPF/1721/21	13 Fairlawns Tidys Lane	Replacement of existing balcony on flat roof.

	Epping CM16 6SL Mr Thomas Bailey	
EPF/1027/21	36 Bury Road Epping CM16 5EU Mr and Mrs Steve and Tammy Quantrell	First floor side extension, loft conversion with hip to gable and rear dormer including Juliet balcony with 3 roof lights to front roof slope.
EPF/1755/21	22 Kendal Avenue Epping CM16 4PW Maxine Starling	Proposed side extension. (Amended application to EPF/0768/20).
EPF/1764/21	32 Centre Avenue Epping CM16 4JU Mr Thomas Durham	Single storey rear extension, loft conversion with a rear dormer.
EPF/1781/21	26 Highfield Green Epping CM16 5HD Mr and Mrs P Cogan	Two storey side extension (Revised application to EPF/2393/20).

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/1952/20	1 Stonards Hill, Epping CM16 4QE Mr A Conway	Demolition of existing single dwellinghouse, construction of a new building consisting of 7, 1 and 2 bed accessible apartments, parking and refuse storage.
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Decision taken by P&GP Committee – 13th October 2020

EPF/1952/20 1 Stonards Hill

Committee **strongly OBJECT** to this application.

The Committee do not consider 1 Stonards Hill to be an underused piece of land as outlined in this planning application description and strongly disagree that this family home be proposed to be turned into a block of apartments. The Committee felt that this proposal is an overdevelopment of the property and would result in the loss of yet another family home in the town.

The Committee note the extra plans submitted for this updated planning application and consider the main changes to the recent previous planning application is that all seven apartments now being proposed have two bedrooms and the number of car parking spaces have been reduced to seven instead of nine to widen the access arrangements. None of the Committee's previous comments have been taken into consideration. This apartments block proposal is an overdevelopment of this family house being placed in the wrong place with less car parking than the original planning application. The Committee stands by its original comments and also received a resident objection to these new proposals which was noted.

This proposal would constitute overdevelopment of the site in terms of its bulk and height. The number of storeys of the proposal are higher than the nearby buildings. This would have a detrimental effect on the immediate street scene and would result in a loss of amenity for neighbouring properties in terms of visual impact and overshadowing.

The more intense use of the site would be detrimental to Highway safety. This is a busy and dangerous junction, particularly for coming in and out of properties and this is exacerbated by parking issues. The Committee are concerned that there is insufficient car parking spaces for this proposal and the overspill of the car parking would impact on the neighbouring streets. The close proximity of the Town Council's Stonards Hill recreation ground which is solely for the use of these

users to park and is not for nearby residents. Committee also considered that the increased use of the site would result in more traffic, resulting in adverse effects in an already dangerous area. Committee have concerns over the loss of a tree and felt that there is also insufficient detail regarding the protection of trees on the site.

Relevant policies: CP1, CP2, CP6, CP7, DBE2, DBE9, DBE10, H3A, H4A, LL10, LL11, ST4, ST6. (Local Plan 1998/2006)

Emerging Local Plan: H1A (ii) & (iii), DM2, DM3, DM5B, SP4, SP6, T1.

NPPF: Paras 8, 9, 17, 53, 55, 61, 65, 127

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

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/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.
Committee have NO OBJECTION to this application.		
EPF/0899/21	18 Bridge Hill Epping CM16 4ER Ms J Bales	Removal of existing rear and side single storey conservatory. Proposed single storey rear and side extension with gable end pitched roof and rooflights.
Committee have NO OBJECTION to this application.		
EPF/0902/21	67 St Johns Road Epping CM16 5DW Ms and Mr L and M Boemia and Colyer	Single storey rear extension to replace an existing conservatory. New enlarged side entrance lobby with pitched roof. Rear roof dormer window to facilitate a loft conversion.
Committee have NO OBJECTION to this application.		
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.
Committee have NO OBJECTION to this application.		
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.
Committee have NO OBJECTION to this application.		
EPF/0717/21	St Gregorys House & Harding House Addison Court Epping CM16 4FD Miss Lauren Cassidy	TPO/EPF/25/93 G3, G4, G5 & G6: 12 x Limes - Crown reduce to previous points.

Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		
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.
<p><u>Decision taken by P&GP Committee – 25th May 2021</u></p> <p>Committee strongly OBJECT to this application.</p> <p>The Committee agreed that T2 and T4 are part of a set of Pine trees which are an important prominent contribution to Kendal Avenue. These proposed works would have a very damaging effect on the street scene in a conservation area. The Committee acknowledge the tree report which is included with this tree application.</p> <p>It was noted by the Committee that the T3 Pine is also included in this tree application form as part of these proposed works even though there is a separate TPO application for this individual T3 Pine tree that came before the Committee recently.</p> <p>The Committee wants to reiterate their comments from this other tree application regarding T3 Pine to fell and replace. Committee acknowledges and supports EFDC’s refusal and arboricultural report from the previous application in 2020 and note that this is another application for the same tree fell works. Committee do not support the felling of this TPO Pine tree.</p> <p>These three Pine trees are very prominent in a conservation area and these works would cause detrimental damage to the street scene.</p> <p>Relevant policies: CP2(i), HC6, LL7, LL8, LL9, LL10 (Local Plan 1998 & Alterations 2006) SP6 (Emerging Local Plan)</p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p> <p><u>Subsequent Decision taken – 23rd June 2021</u></p> <p>The Tree and Landscape Officer dealing with this application contacted Epping Town Council and passed on their reports on this application. The Planning Chairman, Cllr Nigel Avey and Vice Chairman, Cllr Barbara Scruton reviewed the reports and confirmed that they were happy to proceed with the Tree Officer’s suggestion to withdraw the Town Council’s objection to the application, as long as the applicant was fully aware that the pine (EPF/1010/21) is no fell and the adjacent two trees only receive the maintenance EFDC Tree Team have specified (EPF/1040/21).</p>		
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.
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/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).
Committee have NO OBJECTION to this application.		
However, the Committee repeated in this revised application that the materials being proposed to be used in this extension should match the existing building (not UPVC or aluminium) and be more in keeping with the age of the property.		
EPF/1010/21	22 Kendal Avenue Epping	TPO/EPF/45/91 (Ref: G3) T3: Pine - Fell and replace, as specified.

	CM16 4PW Ms Maxine Starling	
<p>Committee OBJECT to this application.</p> <p>Committee acknowledges and supports EFDC's refusal and arboricultural report from the previous application in 2020 and note that this is another application for the same tree fell works.</p> <p>Committee do not support the felling of this TPO Pine tree. This is one of a three Pine trees that are prominent in a conservation area and its removal would have detrimental damage to the street scene. There is no current tree report to support this works.</p> <p>Relevant policies: CP2(i), HC6, LL7, LL8, LL9, LL10 (Local Plan 1998 & Alterations 2006) SP6 (Emerging Local Plan)</p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		

REFUSED:**Committee Cases**

EPF/0281/21	Garages to the rear of nos 13-43 Charles Street Epping CM16 7AU Mr Russell Tomkins	Application for Variation of conditions 2 'plan numbers' and 21 'No new windows in southern walls' for EPF/3426/18. (Demolition of the existing garage buildings and the erection of 9 x 2 bedroom mews houses, with associated landscaping, parking, bike and refuse stores).
<p>Committee OBJECT to this application.</p> <p>The Committee originally objected to the proposals for this site on two previous occasions in particular as regards the design of the nine London 'Mews' houses, lack of car parking and concerns regarding access of traffic to the site. Epping Forest District Council granted permission to this previous application subject to a number of conditions. This new application is requesting a variation of two of these conditions which the Committee agreed would be even more detrimental to the streetscene.</p> <p>Condition 2 is a variation of a number of drawings which adds in an additional second floor to the nine houses proposing to add a study room which could in future be converted into a bedroom and each of the nine dwellings could become three-bedroom houses. The new drawings also include stairs to the new floor and a ground floor lobby area for each of the nine houses. Committee felt that these larger houses could allow for greater numbers of occupants in each of the nine dwellings on the site. Another key change to the drawings is the adjustment of the roof lines of the nine Type A and C houses making the proposal much higher across the streetscene. Committee considered this to be an even bigger overdevelopment of the site than the previous application and greatly affects the character of the current urban environment.</p> <p>The other Condition 21 included on this planning application refers to 'No new windows in southern elevation walls of the nine dwellings' and this new application adds a rooflight and front window to serve the new study room of each of the nine proposed dwellings. The reason why the District Council added this condition was to 'To prevent overlooking and loss of privacy to the occupants of neighbouring properties, in accordance with the guidance contained within the National Planning Policy Framework, DBE9 of the adopted Local Plan and Alterations and Policy DM9 of the Epping Forest District Council Local Plan Submission Version 2017.' Committee agreed that there should not be a loss of amenities for surrounding neighbours as a result of adding these extra windows. The Committee also received new information from neighbours to this site regarding the lack of waste facilities and collection location. The neighbours have concerns that the lack of refuse and recycling facilities which are proposed so close to the dwellings on site and the location would also affect surrounding residents. Committee heard that the applicant proposes to have two different bins provided in the small store for each of the nine dwellings. Committee heard that the Fire Service have issued advice to nearby residents about this potential site and that there are a number of possible concerns such as a fire risk, targeted arson, vermin from overflowing rubbish from these new dwellings.</p>		

Overall, Committee continue to uphold their objection to this development and consider that this new variation of the application would be a much worse proposal than the previous application to the streetscene. Most importantly, Committee feels that the proposal does not consider the loss of amenities for existing neighbouring properties and does not allow adequate amenities for the potential residents who could be living at this new development.

Relevant policies: CP2 (iv), CP3 (i) and (v), CP5, CP6 (i), CP7, DBE1, DBE2, DBE8, DBE9, DM9A, H3A, ST2, ST4, ST6.

NPPF: Para 55, 122(e), 127 (f), 128

Emerging local plan: H1A (ii), (iii), DM2, DM9A, DM9F, DM9J, DM10A, DM11A, DM21B (i).

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