



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 S Baker

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 **Conference Room, Epping Hall, St Johns Road, Epping** on **Tuesday, 25th January 2022** at **6.30pm** for the purpose of transacting the business as set out in the agenda below.

•NB: **Please advise us by 4pm on the day of the meeting if you wish to attend.**

Beverley Rumsey

Town Clerk

19th January 2022

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 January 2022.

(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/3134/21	39 Severns Field Epping CM16 5AP Mr Richard Adley	Ground floor front extension 2.5m d x 4.3m with a pitch roof form matching existing.
EPF/3148/21	52 St Johns Road Epping CM16 5DP Mr Jamie Borg	Proposed single storey rear extension.
EPF/3253/21	43 Tower Road Epping CM16 5EN Mr & Mrs S & J Aherne	Removal of existing rear conservatory, proposed single storey rear extension with a flat roof & a roof lantern.
EPF/2865/21	3 Griffins Wood Cottages High Road Epping Essex CM16 4DH Mr Lee Jose	Proposed garage and store.
EPF/2897/21	131 Theydon Grove Epping CM16 4QB Mr Scott Fitzgerald	Two storey side infill extension and internal modifications

8 **STREET NAMING AND NUMBERING****REQUEST TO REGISTER ONE RESIDENTIAL DWELLING ADD NAME TO 1A ARCHER CLOSE**

The property in the following development has been allocated a postal address shown below.

Address: Forest Ridge, 1A Archer Close, Coopersale, Epping, CM16 7FG

Enclosed is a location plan for information.

(Attached)

Committee is requested to **NOTE** the above.

CONSULTATION FOR PROPOSED NAME FOR GARAGES TO THE REAR OF NOS 13-43 CHARLES STREET

Address: Garages to the rear of nos 13-43 Charles Street Epping Essex CM16 7AU

The developer of the above scheme has applied for street naming and numbering for the above development. Demolition of the existing garage buildings and the erection of 9 x 2 bedroom mews houses, with associated landscaping, parking, bike and refuse stores. EPF/3426/18. For developments of 7 or more properties a four-week consultation is undertaken with the Town and Parish Council for the area. Therefore, the developer is consulting for any observations or objections in relation to the proposed name, for which the Committee can accept, object or offer alternatives. The preferred name of the development put forward is: **“Shire Terrace”**. EFDC will

advise the developer of any comments in order that they may give them their consideration. However, EFDC must advise the Committee that the developer is still entitled to proceed with their chosen name which has been assessed against EFDC's criteria.

Enclosed is a location plan for information.

(Attached)

Committee is requested to **NOTE** the above and give any comments by close of play on **Friday 4th February 2022**.

9 CONSULTATION

New Premises Licence –

275 High Street Epping Essex CM16 4DA (Old Santander building) (Attached)

Please find attached an application for a new premises licence for a fish restaurant to serve alcohol with a meal, the application is for:

The Sale by Retail of Alcohol

Monday to Sunday 12.00 – 22.30 On Sales only

Opening Times of the premises

Monday to Sunday 11.30 – 23.00

The Consultation period starts **6th January 2022** and ends **2nd February 2022** and any representations or comments must be submitted within this time period.

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

New Premises Licence –

112 High Street Epping Essex CM16 4AF (Attached)

Please find attached a copy of a new application and plans for a premises licence at a Kebab Shop for the following activities:

The Sale by Retail of Alcohol

Monday to Sunday 12.00 – 01.00am **Off Sales only**

The Provision of Late Night Refreshment

Monday to Sunday 23.00 – 01.00am **On And Off Sales**

Seasonal timings 23rd December – 2nd January to ask for an extra hour till 02.00am for festive season (to include Christmas Eve And New Years Day)

Opening Times of the Premises

Monday to Sunday 12.00 – 01.00am

The consultation period starts **6th January 2022** and ends **2nd February 2022**, any representations or comments must be submitted within this time period.

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

New Premises Licence –

Off licence 114 High Street Epping Essex CM16 4AF (next to Kebabery) (Attached)

Please find attached a new application for an Off licence in Epping High Street, the applicant is asking for

The Sale by Retail of Alcohol

Monday to Sunday 07.00 – 00.00am Off Sales only

Opening Times

Monday to Sunday 07.00 – 00.00am

The Consultation for this application starts **10th January 2022** and ends **6th February 2022**, any representations or comments must be submitted within this time period.

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

10 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

EPF/2571/21	12 Institute Road Coopersale Epping CM16 7QY Mr and Mrs J Radcliffe	Proposed first floor side extension with car port under.
Committee have NO OBJECTION to this application.		
EPF/2618/21	95 Centre Drive Epping CM16 4JD Mr & Mrs Neil Gillett	Conversion of remaining garage at the front of the property into a WC & office with bay window to match existing. Addition of a porch to the front of property, not exceeding 3 square meters external area.
Committee have NO OBJECTION to this application.		
EPF/2635/21	12 Crows Road Epping CM16 5DE Mr David King	Extension to existing house at the rear to both ground floor & 1st floor accommodation, extension at the side to first floor accommodation over existing single storey garage.
Committee have NO OBJECTION to this application.		
EPF/2658/21	2 A Fairfield Road Epping CM16 6SU Miss Aimee Collison	Single storey rear extension.
Committee have NO OBJECTION to this application.		
EPF/2682/21	25 Buckingham Road Epping CM16 5AF Mr & Mrs Barton	Single storey rear and side extension.
Committee have NO OBJECTION to this application.		
EPF/2691/21	8 Institute Road Coopersale Epping CM16 7QY Mr & Mrs Mike Coppel	Demolition of existing single storey rear extension as well as the garage/workshop with wc, to be replaced with a single storey rear/side extension; A new section of boundary wall is to be built for the length of the demolished garage/workshop; The diamond shaped tiles on the front gable are to be replaced with black vertical timber and render infill.
Committee have NO OBJECTION to this application.		
EPF/2723/21	57 Kings Wood Park Epping CM16 6FA Mr & Mrs Welman	Proposed garage conversion and first floor side extension.
Committee have NO OBJECTION to this application.		
EPF/2916/21	28 Bridge Hill Epping CM16 4ER Mr D Pantlin	Proposed vehicular crossover & new porous vehicular hardstanding to property frontage.

Committee have NO OBJECTION to this application.		
EPF/2937/21	64 Tower Road Epping CM16 5EN Mr and Mrs S Birtwhistle	Removal of rear addition & proposed single storey rear extension with a roof light.
Committee have NO OBJECTION to this application.		
EPF/3196/18	Land behind 1-3 Coopersale Common Coopersale Epping Essex CM16 7QS The Chisenhale-Marsh Estates Company	Erection of 1 dwelling with associated works including landscaping & access.
Committee have NO OBJECTION to this application. However, Committee were concerned about the removal and damage of trees and associated biodiversity.		
EPF/2717/21	5 Kendal Avenue Epping CM16 4PN Gareth Knight	Works to Preserved Trees TPO/EPF/21/93 T15: Norway Maple - Crown reduce lateral branches by up to 1m, as specified.
Committee have NO OBJECTION to this application. However, Committee were concerned about the removal and damage of trees and associated biodiversity.		
EPF/2785/21	41 Western Avenue Epping CM16 4JS Collibee	Works to Preserved Trees TPO/EPF/34/08 (Ref: A1) T1: Pine - Remove two lowest lateral branches, overhanging 41 Western Avenue, as specified.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		
EPF/2795/21	29 Station Road Epping CM16 4HJ Mr Daniel Collins	Works to Preserved Trees TPO/EPF/13/74 T1: Pine - Crown reduce lateral branches by up to 2m, as specified.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		

PRIOR APPROVAL REQUIRED AND GRANTED

EPF/2740/21	22 Kendal Avenue Epping CM16 4PW Starling	Works to Preserved TreeS TPO/EPF/45/91 (Ref: G3) T2: Pine - Crown reduce by up to 2m, as specified. Install Cobra bracing. T4: Pine - Fell.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		

REFUSED

EPF/1504/20	26 High Street Epping CM16 4AE Siobhan Cook	Change of use from A1/A3 to (C3) residential comprising 3 x 2-bed & 1 x 1-bed unit
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<p>Committee OBJECT to this application.</p> <p>This ground floor proposal is contrary to the Local Plan, emerging Local Plan and draft Epping Neighbourhood Plan. Local policy states that in town centres, residential accommodation will not be permitted at ground floor level to protect the vitality and viability of these centres. Committee do not support residential accommodation at ground floor level, including A1/A3 class use premises in order to protect the vitality and vibrancy of Epping High Street.</p> <p>Relevant policies: TC3 (ii) (Local Plan 1998 & Alterations 2006) H1A (ii) and (iii), E2 F (Emerging Local Plan)</p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		
EPF/1753/21	50 Bridge Hill Epping CM16 4ER Ms Emma Smithies	Demolition of existing outbuilding proposed two storey wraparound extension, mansard loft dormer extension, facade alterations, and basement. (Revised application to EPF/2987/20).
<p>Committee OBJECT to this application.</p> <p>Committee acknowledges and supports EFDC's refusal from the previous application. Committee commented that it is an overdevelopment of the site. The design of the proposal is overbearing and looks worse than the previous application. Committee agreed that it does not complement or enhance the appearance of the existing building and streetscene.</p> <p>Committee are concerned with how this development may affect the nearby residents and if there are any loss of amenities such as the height of the development affecting neighbouring properties. Committee questioned the addition of the basement in this proposal and whether this should be permitted.</p> <p>Relevant policies: CP2 (iv), DBE2, DBE3, DBE9, DBE10 (Local Plan 1998 & Alterations 2006) DM9, DM10, DM12, H1A (ii) and (iii) (Emerging Local Plan) Para 9, 127 (NPPF)</p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		
EPF/3076/20	PMW Garages Flux 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.
Committee have NO OBJECTION to this application.		

PRIOR APPROVAL REQUIRED AND REFUSED

EPF/2810/21	Land off Coopersale Common Epping CM16 7RE	Application to determine if Prior Approval is required for a proposed installation of a 19m monopole tower & associated radio-equipment including a wrap around the base of the mast.
<p>Committee NOTE this application. However, Committee commented that this residential area is an inappropriate location for the proposed installation of 19m monopole tower and associated equipment. The Committee agreed that this proposal will affect the streetscene and local resident amenity.</p>		

COMMITTEE CASES**GRANTED**

EPF/2257/21	67 Hemnall Street Epping CM16 4LZ Mrs Carol Kurbish	Works to Preserved Trees TPO/EPF/32/08 (Ref: T5) T1:Lime - Crown lift to up to 5m above ground level, as specified.
Committee STRONGLY OBJECT to this application.		

The proposal seeks to crown lift a protected tree to an unacceptable level, which is instrumental to the overall street scene in this tree-lined road and important to the local ecology and wildlife. If permitted, this would cause irreparable damage to the tree, which is a healthy and pivotal specimen. There is no justification for this work by the applicant and such major works would likely result in the ultimate demise of the tree.

The proposal is excessive, inappropriate and would be hugely detrimental to the tree and surrounding area.

Committee would request that root protection measures are taken to protect the tree and its roots whilst any development is taking place at this location.

Relevant policies:

Existing Local Plan (1998 and 2006)

LL7 & LL8

Emerging Local Plan

DM9 (G)

SP6 (3)

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