



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, 22nd February 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

16th February 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 8th February 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.

A notification has been received from Essex County Council giving notice of a planned restriction works Order on Ravensmere in Epping. To extend double yellow lines (No Waiting At Any Time): on the north-west side of Ravensmere so it now extends from its junction with Kendal Avenue to its junction with its arm leading to Nos. 8 to 16; and on the south-east side of Ravensmere so it now extends from its junction with Kendal Avenue to a point about 20 metres northeast of that. To introduce Resident Permit Parking Areas: for 'R1' permit holders on Ravensmere. These specific details are on the attached map. Any objections to the proposed Orders need to be received by Friday, 11th March 2022. **(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/0064/22	2 Ashlyns Road Epping CM16 5DR Matthew Brown	Proposed replacement of a gate with a freestanding electric garage door (height of more than 1.8m (to be determined but max height 3m to top of cassette box)).
EPF/0114/22	5 High Street Epping Sachdeva	Two storey rear extension with associated roof and internal alterations. Comprising ground floor extension in line with adjoining property and set-back first floor extension, with 3No new high level roof lights.
EPF/0031/22	25B Lindsey Street Epping CM16 6RB Mr Joe Robinson	New front porch, garage conversion and enlarged replacement windows.

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/2307/21	42 Stewards Green Road, Epping, CM16 7DA Mr & Mrs Edwards	Single storey rear extension to kitchen and playroom
Decision taken by P&GP Committee - 12th October 2021		
Committee have NO OBJECTION to this application.		

9 **STREET NAMING AND NUMBERING****REQUEST TO REGISTER PROPERTIES x9 RESIDENTIAL PROPERTIES REAR OF NO 13-43 CHARLES STREET, EPPING SITE**

The properties in the above development have been allocated postal addresses. The names and numbers are shown as follows:

Plot:House 1 Address: 1 Shire Mews, Epping, CM16 7FH

Plot:House 2 Address: 2 Shire Mews, Epping, CM16 7FH

Plot:House 3 Address: 3 Shire Mews, Epping, CM16 7FH

Plot:House 4 Address: 4 Shire Mews, Epping, CM16 7FH

Plot:House 5 Address: 5 Shire Mews, Epping, CM16 7FH

Plot:House 6 Address: 6 Shire Mews, Epping, CM16 7FH

Plot:House 7 Address: 7 Shire Mews, Epping, CM16 7FH

Plot:House 8 Address: 8 Shire Mews, Epping, CM16 7FH

Plot:House 9 Address: 9 Shire Mews, Epping, CM16 7FH

Enclosed is a location plan for your information. **(Attached)**
Committee is requested to **NOTE** the above.

10 **CONSULTATION****New Street Trading Consent –****Epping Station Café Ltd, Epping Station, Epping CM16 4WH (Attached)**

Please find attached an application for a new street trading application of a mobile van to serve hot food, tea, coffee, snacks, the application is for:

The Sale by Retail of refreshments and food

Monday to Sunday 6.30am – 6.30pm

The Consultation period starts **14th February 2022** and ends **6th March 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.

11 **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/1781/21	26 Highfield Green Epping CM16 5HD Mr and Mrs P Cogan	Two storey side extension (Revised application to EPF/2393/20).
Committee have NO OBJECTION to this application.		
EPF/2983/21	32 Hartland Road Epping CM16 4PE Jason Russell	First & ground floor side extension with a rear extension (Revised application to EPF/2228/21)
Committee have NO OBJECTION to this application.		
EPF/3021/21	16 Warren Field Epping CM16 7BA Katie Furlong	Proposed extension to front of garage, conversion to habitable room and new pitched roof. Orangery style roof light to rear flat roof.

Committee have NO OBJECTION to this application.		
EPF/3063/21	82 Coopersale Common Coopersale Epping CM16 7QU Mr Henry Luu	Erection of outbuilding for home office/studio and brick walls, piers and gates no more than 2 metres in height (Brick wall and gate already completed) (Revised application to EPF/0824/21)
Committee have NO OBJECTION to this application.		
EPF/3094/21	52 Tower Road Epping CM16 5EN Mr Ross Burns	Proposed two storey side extension, part two / part single storey rear extension, loft conversion.
Committee have NO OBJECTION to this application.		
EPF/2812/21	Theydon Bower Bower Hill Epping CM16 7AB Jonathan Gell	TPO/EPF/14/82 (Ref: T21) T1A: Pine - Remove x 6 lowest limbs, as specified.
<p>Committee OBJECT to part of this application.</p> <p>Committee OBJECT to a tree (T8 Large Acer) which is proposed to be felled which is listed on the application form. Committee noted that there was no tree report provided given the proposed felling of this tree.</p> <p>Epping Town Council would not support the felling of a healthy tree.</p> <p>Committee have NO OBJECTION with the rest of the works to the list of other trees on the application form (GRP1, GRP2, T1, T1a, T2, T3, T4, T5, T6, T7) provided the works are carried out under the supervision of the arboricultural officer at EFDC.</p> <p>Relevant policies: CP2(i), 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

EPF/3017/21	74-76 High Street Epping CM16 4AE Mr Umut Arslan	Removal of condition 4 'Storage' on EPF/3182/18 (Cover rear garden with a flat roof for use as storage area (revised application to EPF/2185/18))
Committee have NO OBJECTION to this application.		
EPF/2940/21	Groombridge 3 Kendal Avenue Epping CM16 4PN Ms Arora	TPO/EPF/21/93 T11: Pine - Crown lift to 7m from ground level, as specified. Reduce lateral branches by up to 1m, as specified.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		

COMMITTEE CASES**GRANTED**

EPF/1080/19	Land rear of 287-291 High Street Epping Essex CM16 4DA	Proposed 1 no. 3 storey and 1 no. 2 storey buildings to accommodate x 3 residential units (1, 1 bed and 1, 2 bed units and 1, 3 bed dwellinghouse) with communal open space, landscaping and associated works. ** SAC back log case now progressing **
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	GS8 Epping High Street Limited	
<p>Committee OBJECT to this application.</p> <p>This proposal is a vast overdevelopment of the site in terms of its height, bulk, mass and scale. Committee feel it is not in keeping with the neighbouring listed building (Black Lion pub) and would have detrimental effect on the conservation area. There is little amenity space and no parking for five flats. The site is landlocked and there is insufficient space for such an intensification of use.</p> <p>There is also insufficient access for residents, visitors and basic requirements such as refuse bin movements. Epping experiences extreme parking pressures, due to its relationship to London and the Central Line and a development of this scale with no parking would exacerbate those pressures, having a seriously harmful effect on the urban environment.</p> <p>National policy states that sustainable development means that better lives for ourselves does not mean worse lives for future generations. This development would be detrimental to both current and futures generations, at this location.</p> <p>Committee do not support residential accommodation at ground floor level, including at the rear of retail premises, in order to protect the vitality and vibrancy of Epping High Street.</p> <p>Relevant policies: CP2, CP3 (i), CP6 (i), CP7, DBE1, DBE9, DBE10, ST6, H3A, HC12, TC3 (ii). H1A (ii) and (iii) (Emerging Local Plan). NPPF Core Principle. NPPF: Para 17</p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		