



# EPPING TOWN COUNCIL

EPPING HALL, ST JOHNS RD, EPPING, ESSEX CM16 5JU

Tel: 01992 579444 Fax: 01992 579446 e-mail: [info@eppingtowncouncil.gov.uk](mailto:info@eppingtowncouncil.gov.uk)

## 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, 22<sup>nd</sup> March 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**

**16<sup>th</sup> March 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 8<sup>th</sup> March 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/0351/22	42 Stewards Green Road Epping CM16 7DA Mr & Mrs Edwards	Single storey rear extension to kitchen and bedroom.
EPF/0393/22	33 Lindsey Street Epping Essex CM16 6RB Mr & Ms D Shrier	Window and door changes to planning permission ref EPF/0971/19 - changes are regarding the proposed two storey rear elevation. Side facing first floor windows will be obscured glazed and non-opening from finished floor level to a height of 1700mm.

8 **OTHERS**

EPF/0417/22	32 The Orchards Epping Essex CM16 7BB Mr A Simpson	Application for a Lawful Development certificate for proposed construction of three side facing dormer windows with flat roofs to the existing roof.
EPF/0385/22	23 Bury Road Epping Essex CM16 5ET Mr A Simpson	Application for a Lawful Development certificate for a proposed loft conversion.

9 **STREET NAMING AND NUMBERING**

**REQUEST TO REGISTER PROPERTIES x3 RESIDENTIAL PROPERTIES THREE COTTAGES AT 1 BUTTERCROSS LANE**

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

**Plot 1, Plot 2 and Plot 3 Addresses: 1C, 1D and 1E Buttercross Lane, Epping CM16 5AA**

Enclosed is a location plan for your information. **(Attached)**

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

## 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/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.
Committee have <b>NO OBJECTION</b> to this application.		
EPF/3170/21	Rear of 73-83 Buckingham Road Epping CM16 5AF Lint Group	TPO/EPF/25/15 (Ref: T4, T5, G1 & G2) T1 & T2: Field Maple - Crown reduce by up to 1.5m on car park side, as specified. T3-T6, T9-T10: 6 x Field Maple - Crown reduce on building side by up to 2m, as specified.
Committee have <b>NO OBJECTION</b> with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		

**REFUSED**

EPF/2408/21	73 Lindsey Street Epping CM16 6RD c/o Agent	Demolition of existing buildings and erection 10 residential dwellings (Use Class C3) with associated refuse storage, car and cycle parking, landscaping and associated infrastructure.
<p>Committee <b>OBJECT</b> to this application.</p> <p>While the Committee acknowledge and welcomes the development of this brownfield site, there are issues with this proposal. The Committee acknowledge receipt of objections from residents. Committee commented that the design of the layout needs to be looked at and how these three storey blocks may affect loss of amenity such as overlooking for neighbours. The proposed buildings are located close to the boundary of the site near to neighbouring houses. The addition of trees and landscaping to screen the site will not be adequate to conserve privacy and stop overlooking. There is also the issue of insufficient car parking for the number of residential units being proposed on the site. There are 10 car parking spaces being proposed for 10 three-bedroom dwellings and only two visitor parking spaces. There are severe parking issues in Epping and the insufficient parking from this scheme will put additional pressures on the surrounding roads.</p> <p>Relevant policies: CP2 (iv), CP7, DBE1, DBE2, DBE4, DBE5, DBE6, DBE9, H3A, ST6. (Local Plan 1998 &amp; Alterations 2006) DM9A, DM9J, DM10A, T1C (Emerging Local Plan). NPPF paras 8, 9, 127, 134, 185.</p> <p><a href="#">Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</a></p>		
EPF/2897/21	131 Theydon Grove Epping CM16 4QB Mr Scott Fitzgerald	Two storey side infill extension and internal modifications.
Committee have <b>NO OBJECTION</b> to this application.		

**COMMITTEE CASES****GRANTED**

EPF/0583/21	8 Boleyn Row Epping CM16 6FF	Part single/two storey rear/side extensions, replacement larger roof window on rear elevation, conversion of
-------------	------------------------------------	--

	Mr Graeme Piper	rear half of existing garage. (Revised application to EPF/0052/21).
<p>Committee <b>OBJECT</b> to this application.</p> <p>Whilst Committee note the revised application, these revisions have not addressed Committee's previous concerns and this objection still stands.</p> <p>The proposal is an overdevelopment of this six-bedroom detached dwelling in terms of its bulk and scale. This development would affect the streetscene, creating a terracing effect on the particularly styled detached houses on Boleyn Row on the Kings Wood Park estate. It would set a precedent for future applications in that area.</p> <p>This development would result in a loss of amenities for neighbouring properties in terms of loss of natural light, overlooking, privacy, noise and visual impact. The Committee received one neighbour objection to these proposals which was noted.</p> <p>The loss of part of the garage would also have an impact as there is already a major issue with car parking on that street.</p> <p>Relevant policies: CP2 (iv), DBE2, DBE9, DBE10 (i) and (ii), H3A (iv) (Adopted Local Plan) Emerging Local Plan: DM9F, DM9J, DM10E, H1A (ii) and (iii) NPPF: Para 8 (b), 9, 105, 106, 124, 127, 180</p> <p><a href="#">Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</a></p>		
EPF/0917/21	Former School, Centrepoint Building and Council Depot Land at St John's Road Epping CM16 7JU EFDC	Redevelopment of the former school buildings and depot. Demolition of five buildings and the retention of three locally listed buildings. Development to comprise erection of new apartment buildings and the conversion, extension and change of use of the existing locally listed Centrepoint building and Cookery School to provide a mix of residential units (Use Class C3) and ancillary communal amenity areas. Extension and refurbishment of two existing locally listed semi-detached caretaker cottages. Revised vehicular and pedestrian access from St Johns Road and new pedestrian access from High Street, all associated car and cycle parking, servicing, hard and soft landscaping and associated works.
<p>Committee <b>OBJECT</b> to this application.</p> <p>While the Committee acknowledge and welcomes the development of this part-brownfield site, there are considerable issues with this proposal. The Committee acknowledge receipt of objections from residents and the Epping Society.</p> <p>The design of the layout needs to be looked at and how these many four and five storey blocks may affect loss of amenity such as overlooking on the nearby residential roads in a Conservation Area. The size and design of the blocks do not respect the character of the surrounding area and would have a detrimental effect on the street scene and character of the historic town of Epping.</p> <p>There should be more of a mix of accommodation types such as houses, not just flatted accommodation. The proposal is a vast overdevelopment of the site in terms of its accommodation density. Most of the proposed apartments will be one-bedroom (114) and two-bedroom apartments (63) so not very suitable for families. While 40 percent is being proposed as affordable housing, it seems it will be mainly aimed at the private rental market, not for sale. The large number of residential units does not include any allowance for essential services needed in the town such as access to doctors, school places etc.</p>		

<p>The Committee noted from resident feedback that the two existing locally listed semi-detached caretaker cottages are privately owned and not part of this development. Committee would like this clarified and if this is the case, the description of the proposed development needs to be amended to reflect this.</p> <p>The development includes the loss of a number of mature trees to facilitate development. The proposed replacement trees are as small as 20cm – 25cm and the removal of greenery will also affect the local wildlife. The proposed green infrastructure is not sustainable and is a token gesture. The green infrastructure needs to take into account the procurement of greenery, its appropriateness for the site and the future aftercare needed.</p> <p>There is also the issue of vastly insufficient car parking for the number of residential units being proposed on the site and no allowance for visitor parking. There are 53 car parking spaces being proposed for 184 apartments. There are severe parking issues in Epping and the insufficient parking from this scheme will put additional pressures on the surrounding roads.</p> <p>The Town Council's Planning Committee would like to work with Qualis/EFDC to see how this development could be improved and be more acceptable to the community.</p> <p>Relevant policies:  CP1 (ii), CP2 (iv), CP6, CP7, DBE1, DBE2, DBE4, DBE5, DBE6, DBE9, H3A, H4A, LL10 (i) &amp; (ii), ST6. (Local Plan 1998 &amp; Alterations 2006)  H1, DM2, DM5, DM9A, DM10 (Emerging Local Plan).  NPPF paras 8, 9, 61, 85, 122, 124, 127, 134, 180, 185.</p> <p><a href="#">Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</a></p>		
EPP/0918/21	Epping Sports Centre 25 Hemnall Street Epping CM16 4LU EFDC	Redevelopment of existing Sports Centre and car park. Demolition of existing Sports Centre. Development to comprise a new apartment building and houses to provide a mix of residential units (Use Class C3), new vehicular and pedestrian access from Nicholl Road and new pedestrian access from Hemnall Street, all associated car and cycle parking, servicing, hard and soft landscaping and associated works.
<p>Committee <b>OBJECT</b> to this application.</p> <p>While the Committee acknowledges the amendments made to this proposed development on this part-brownfield site, there are still some issues with the proposal. The Committee acknowledge receipt of an objection from the Epping Society.</p> <p>While there is a reduction to the height of Block A, the proposed building is still a high building in a low-rise residential area. Committee acknowledge the removal of the maisonette apartment block and replacement with houses and felt that this was an improvement.</p> <p>The Committee are still concerned with how this development may affect the nearby residential roads and if there are any loss of amenities such as the height of the development affecting neighbouring properties, loss of car parking spaces and the loss of mature trees on the site. The Town Council's Planning Committee would like to work with Qualis/EFDC to see how this development could be improved and be more acceptable to the community.</p> <p>Relevant policies:  CP1 (ii), CP2 (iv), DBE1, DBE2, DBE4, DBE5, DBE6, DBE9, LL7 (ii) &amp; (iii), LL10 (i) &amp; (ii), ST6. (Local Plan 1998 &amp; Alterations 2006)  DM2, DM5, DM9A, DM10 (Emerging Local Plan).  NPPF paras 8, 9, 124, 127, 180.</p> <p><a href="#">Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</a></p>		
EPP/0919/21	Civic Offices Conder Building and Car Park 323 High Street	The redevelopment of the existing office building and car park. Demolition of the existing office building and alterations to connection to existing Listed Civic Centre.

	Epping CM16 4BZ EFDC	Development to comprise new apartment buildings and houses to provide a mix of residential units (Use Class C3), revised vehicular and pedestrian access from High Street, all associated car and cycle parking, servicing, hard and soft landscaping and associated works.
<p>Committee <b>OBJECT</b> to this application.</p> <p>The Committee acknowledged receipt of the amended plans but cannot see what changes specifically have been made to address the previous comments from the Committee.</p> <p>The Committee still stands by their previous comments. While the Committee acknowledge and welcomes the mixed residential accommodation development of this part-brownfield site, there are some issues with the proposal. The Committee acknowledge receipt of the two neighbour objections as well as objections from the Epping Society. The design of the layout needs to be looked at and how these three storey blocks will affect the nearby residential roads in a Conservation Area. Located on Buttercross Lane and Homefield Close in particular, there are two-storey and bungalow properties with direct loss of amenity including overlooking, loss of privacy and sunlight for one property which borders the site.</p> <p>The Committee welcome the retention of the pond on the development. However, the Committee have concerns as regards public safety in the environs around the pond.</p> <p>The development includes the loss of a number of mature trees and replacement trees being proposed are as small as 20cm – 25cm. The Committee also disagree with the possible removal of the hedgerow by the car park which will also affect the local wildlife. The proposed green infrastructure is not sustainable and is a token gesture. The green infrastructure needs to take into account the procurement of greenery, its appropriateness for the site and the future aftercare needed.</p> <p>There is also the issue of insufficient car parking for the number of residential units and no provision for visitor parking being proposed on the site. There are severe parking issues in Epping and the insufficient parking from this scheme will put additional pressures on the surrounding roads.</p> <p>The Town Council’s Planning Committee would like to work with Qualis/EFDC to see how this development could be improved and be more acceptable to the community.</p> <p>Relevant policies: CP1 (ii), CP2 (iv), DBE1, DBE2, DBE4, DBE5, DBE6, DBE9, LL7 (ii) &amp; (iii), LL10 (i) &amp; (ii), ST6. (Local Plan 1998 &amp; Alterations 2006) DM2, DM5, DM9A, DM10 (Emerging Local Plan). NPPF paras 8, 9, 124, 127, 180.</p> <p><a href="#">Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</a></p>		
EPF/1042/21	Civic Offices Conder Building and Car Park 323 High Street Epping CM16 4BZ EFDC	Grade II Listed building consent for the redevelopment of the existing office building and car park. Demolition of the existing office building and alterations to connection to existing Listed Civic Centre. Development to comprise new apartment buildings and houses to provide a mix of residential units (Use Class C3), revised vehicular and pedestrian access from High Street, all associated car and cycle parking, servicing, hard and soft landscaping and associated works.
<p>Committee <b>OBJECT</b> to this application.</p> <p>The Committee acknowledged receipt of the amended plans but cannot see what changes specifically have been made to address the previous comments from the Committee.</p>		

The Committee still stands by their previous comments. While the Committee acknowledge and welcomes the mixed residential accommodation development of this part-brownfield site, there are some issues with the proposal. The Committee acknowledge receipt of the two neighbour objections as well as objections from the Epping Society. The design of the layout needs to be looked at and how these three storey blocks will affect the nearby residential roads in a Conservation Area. Located on Buttercross Lane and Homefield Close in particular, there are two-storey and bungalow properties with direct loss of amenity including overlooking, loss of privacy and sunlight for one property which borders the site.

The Committee welcome the retention of the pond on the development. However, the Committee have concerns as regards public safety in the environs around the pond.

The development includes the loss of a number of mature trees and replacement trees being proposed are as small as 20cm – 25cm. The Committee also disagree with the possible removal of the hedgerow by the car park which will also affect the local wildlife. The proposed green infrastructure is not sustainable and is a token gesture. The green infrastructure needs to take into account the procurement of greenery, its appropriateness for the site and the future aftercare needed.

There is also the issue of insufficient car parking for the number of residential units and no provision for visitor parking being proposed on the site. There are severe parking issues in Epping and the insufficient parking from this scheme will put additional pressures on the surrounding roads.

The Town Council's Planning Committee would like to work with Qualis/EFDC to see how this development could be improved and be more acceptable to the community.

Relevant policies:

CP1 (ii), CP2 (iv), DBE1, DBE2, DBE4, DBE5, DBE6, DBE9, LL7 (ii) & (iii), LL10 (i) & (ii), ST6. (Local Plan 1998 & Alterations 2006)

DM2, DM5, DM9A, DM10 (Emerging Local Plan).

NPPF paras 8, 9, 124, 127, 180.

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

EPF/2705/19	Great Oak Coopersale Street Epping CM16 7PG Mr & Mrs C Compton	Demolition of two existing outbuildings & erection of separate dwelling & garage, proposed new entrance arrangement to improve site ingress & egress to improve highway safety. (Revised application to EPF/0503/19).
<p>Committee <b>OBJECT</b> to this application.</p> <p>Committee agree with Epping Forest District Council's objection to the previous proposal regarding the harmful impact on the Green Belt and do not consider this proposal to have addressed those objections. Committee further object to another proposal at this site which would result in a loss of healthy trees to facilitate development, especially within the Green Belt area.</p> <p>Committee note that the air raid shelter and canteen may have historical significance and this needs to be carefully considered by the conservation team and protection put in place if applicable.</p> <p>Relevant policies: LL10 (i) and (ii); CP2; GB2A, GB8A, HC10 &amp; HC12 Emerging Local Plan: DM2 NPPF: Para 127</p> <p><a href="#">Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</a></p>		
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.

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

The Committee acknowledged receipt of the latest technical reports regarding this proposed development.

However, the Committee felt that it would have been helpful for the applicant to liaise with the Town Council to explain the proposed development and any changes made especially given previous comments made by the Committee.

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.

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

The Committee acknowledged receipt of the amended plans and latest technical reports regarding this proposed development.

However, the Committee felt that it would have been helpful for the applicant to liaise with the Town Council to explain the proposed development and any changes made especially given previous comments made by the Committee.

Considering the amended floor plans, the Committee had additional comments to make as follows:

- Committee commented that the existing public toilets should remain open until the new public toilets in the multi-storey are built and open
- Committee questioned if there was a need for office space in the plans
- Committee questioned if there was a need for retail space in the plans
- Committee suggested putting in disabled spaces on the ground floor near the shops
- Committee felt that the number of public toilets proposed wasn't adequate
- Committee advised that the height of the multi-storey needs to be considered to allow for larger Monday Market stallholders vehicles