



# 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, 26<sup>th</sup> April 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**

**20<sup>th</sup> April 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 12<sup>th</sup> April 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/0589/22	5 Rayfield Epping Essex,CM16 5AB Mr Taylor Pithers	Conversion of the existing garage into a ground floor bedroom with an en-suite shower room for an elderly family member.
EPF/0609/22	52 St Johns Road Epping Essex,CM16 5DP Mr Jamie Borg	Proposed single storey rear extension.
ADV/ EPF/0558/22	Civic Offices, Condor Building 323 High Street Epping CM16 4BZ Qualis Commercial Ltd	Advertisement on construction hoarding.
EPF/0402/22	Misterton Kendal Avenue Epping Essex,CM16 4PN Mr & Mrs Neal	Construction of two two storey bays and gable extensions. Construction of a new entrance porch. Alterations to the front elevation including the change of windows.
EPF/0617/22	1 Bower Vale Epping Essex CM16 7AS Mrs Ceris Pike	Single storey infill rear extension with new pitched roof and 4no. rooflights. Adaptation of two existing rear window openings and two new rear-aspect roof windows to retained rear pitched roof. All existing Upvc windows to be replaced with new timber-framed sash windows. Demolition of existing rear-aspect conservatory.
EPF/0700/22	11 Severns Field Epping Essex CM16 5AP Mr and Mrs I Apps	Adaption of existing conservatory to facilitate a flat roof with roof lantern and the rear segmental windows to be replaced by a squared off masonry rear elevation. New doors to replace window in existing rear dining area.

**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/2897/21	131 Theydon Grove, Epping, CM16 4QB	Two storey side infill extension and internal modifications
-------------	--	---

Mr Scott Fitzgerald
<b>Decision taken by P&amp;GP Committee - 25<sup>th</sup> January 2022</b> Committee have <b>NO OBJECTION</b> to this application.

9 **CONSULTATION**

**Application for a Pavement Licence –**  
**Kasha, 175 High Street, Epping, CM16 4BL (Attached)**

Please find attached an application for a pavement licence to sell or serve food and drink outside the premises with tables and chairs from Monday to Sunday from 10am to 8pm.

The Consultation period starts **20<sup>th</sup> April 2022** and ends **26<sup>th</sup> April 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.

10 **ENFORCEMENT CASES**

To **NOTE** the following current enforcement cases as received from Epping Forest District Council:

ENF/0074/22	39 Severns Field Epping, CM16 5AP	Rear extension erected no PP
ENF/0087/22	52 Shaftesbury Road Epping CM16 5BJ	Erection of 2 log cabins and storage of gas canisters no PP
ENF/0088/22	32 Regent Road Epping CM16 5DL	Breach of condition of EPF/0848/20 works not as plans re: second floor room and materials / finishings
ENF/0096/22	Clasper House Hemnall Street Epping CM16 4LR	Breach of Conditions of EPF/0171/20 windows
ENF/0065/22	Civic Offices 323 High Street Epping CM16 4BZ	Breach of condition of EPF/0919/21 Landscaping

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:

**Delegated Cases:****GRANTED**

EPF/0031/22	25 B Lindsey Street Epping CM16 6RB Mr Joe Robinson	New front porch, garage conversion and enlarged replacement windows.
Committee have <b>NO OBJECTION</b> to this application.		
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.
Committee have <b>NO OBJECTION</b> to this application.		
EPF/0201/22	St Margaret's Hospital The Plain Epping CM16 6TN Mr Andrew Roberts	Proposed relocation of essential chiller units serving a turnkey MRI suite to maintain N+1 site resilience for equipment serving the local community.
Committee have <b>NO OBJECTION</b> to this application.		

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.
Committee have <b>NO OBJECTION</b> to this application. Committee would request that the extraction arrangements being proposed are sufficient so as not to allow cooking smells to drift down the High Street.		
EPF/1905/21	Bakers Cottage Flux Lane Epping CM16 7PE Mr Hagger	Demolition of existing conservatory, internal alterations to existing building and erection of new classroom building and link within former garden area.
Committee have <b>NO OBJECTION</b> to this application.		
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.
Committee have <b>NO OBJECTION</b> to this application.		

**Delegated Cases:****REFUSED**

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)).
Committee have <b>NO OBJECTION</b> to this application.		
EPF/2865/21	3 Griffins Wood Cottages High Road Epping Essex CM16 4DH Mr Lee Jose	Proposed garage and store.
Committee have <b>NO OBJECTION</b> to this application.		
EPF/3139/21	2 Crossing Road Epping CM16 7BG Mr James and Christian Luckin	Converting a two storey 4 bed roomed house into a 2.5 storey of 3 flats consisting of 1x three bedrooms, 1x two bedrooms and a 1 bedroom Adding a new roof 3 car space at the front.
<p>Committee <b>STRONGLY OBJECT</b> to this application.</p> <p>Whilst Committee note this revised application, these revisions have not addressed Committee's previous concerns. Committee acknowledged objections from four neighbours about this latest application which were noted. Committee wanted to add the extra issue that was highlighted by one of the neighbours. The removal of the current front garden area to be concreted over to provide three parking spaces would further hinder the rainwater run off issue the neighbours currently experience on Brook Road.</p> <p>Committee stands by their previous objection. Committee felt that this is an overdevelopment of the site and would result in a loss of amenities for neighbouring properties in terms of overlooking, loss of views, noise and light. This new proposed conversion would be taller than the nearest dwellings.</p> <p>A mix of dwelling types is required and removing large, family homes does not contribute to this objective. 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.</p>		

The proposal does not provide sufficient parking for four flats, which would put additional pressure on the surrounding roads. The increased traffic resulting from the additional flats would be detrimental to highway safety, given its proximity to a busy junction, contrary to policy ST4. Relevant policies: CP2 (iv), CP7, DBE2, DBE3, DBE8, DBE9, DBE10, DBE11, ST4, ST6 (Adopted Local Plan)  
Emerging Local Plan: DM5 (i), DM9F, DM9J, DM10, DM16, H1A (ii) and (iii), T1  
NPPF: Para 8 (b), 9, 124, 127  
[Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.](#)

**DETAILS APPROVED**

EPF/0745/20	Lindsey House 15 Lindsey Street Epping CM16 6RB Mr Singh	Application for Approval of Details Reserved by Condition 4 "full details of both hard & soft landscape works (including tree planting) & implementation programme" for EPF/1347/19. (Proposed change of use care home to 1no residential dwelling involving extensions & alterations).
Committee <b>NOTE</b> this application.		
EPF/2867/21	15 Rayfield Epping CM16 5AD Mr S Patel	Application for approval of details reserved by condition 3 'External Materials', condition 5 'Surface Water Disposal', Condition 10 'Flood Risk Assessment' and condition 11 'Contamination Assessment', on planning permission EPF/2225/19 (Proposed subdivision of the plot involving the creation of an additional dwellinghouse involving an additional car space, associated amenities and the widening of the existing vehicle access)
Committee <b>NOTE</b> this application.		
EPF/2911/21	185-187 High Street Epping CM16 4BL L & C Commercial Ltd	Application for Approval of Details reserved by conditions 4 "Regulation 77 - Habitats" & 5 "sound insulation" for EPF/1952/21. (Prior approval for proposed change of use from offices (B1) to 2no.residential (C3).
Committee <b>NOTE</b> this application.		

**COMMITTEE CASES****GRANTED**

EPF/0504/21	Purlieu House 11 Station Road Epping CM16 4HA P Siggers	Additional storey to facilitate the creation of six flats and change of use of part ground from B1 office to retail for the building to comprise of a retail unit on the ground floor and retained under croft parking, offices to first floor, and the flats on the second and newly created third floor.
Committee <b>OBJECT</b> to this application. Committee stated that this was an overdevelopment of the site with the additional floor to be added, would cause a tunnelling effect. The Committee questioned whether the building's structure could support another floor in case there is a health and safety issue. Committee are concerned that as this building is in the conservation area, it would have such a negative impact on the street scene. This additional storey along Station Road, and the higher		

building would have a negative impact on Honeysuckle Mews on the opposite corner of Hemnall Street and Station Road. Committee were concerned about loss of light to other properties nearby with the extra floor added.

The proposal does not provide sufficient parking for four flats, which would put additional pressure on the surrounding roads. The increased traffic resulting from the additional flats would be detrimental to highway safety, given its proximity to a busy junction, contrary to policy ST4.

The Committee acknowledged one neighbour's comments. The Committee were told there is an access/egress to the parking area for Flacks Mews and several High Street businesses, including the funeral director, is via a keypad operated security gate. This gate is very narrow and access is frequently blocked by inconsiderate drivers despite signage and parking restrictions. If planning permission is given for this application, the Committee requests the following conditions be included with any planning permission.

1. Working time restrictions between the hours of 7.30am and 5.30pm on weekdays only - to limit noise and help mitigate parking issues.
2. No weekend or public holiday working.
3. No blocking of the access/egress gate to Flacks Mews at any time during the construction period.
4. Contractors and sub-contractors to be made aware of the parking restrictions (DYL) in Hemnall Street immediately adjacent to the development.
5. In the event that heavy machinery and/or large deliveries are scheduled, or if any of the previous three conditions cannot be met for any reason, then at least two days written notice is provided to all residents, tenants and businesses living or operating out of Flacks Mews.
6. That a contact number is provided for the clerk of works, employers agent or equivalent to all residents, tenants and businesses operating out of Flacks Mews to facilitate rapid resolution of problems with contractors.

Committee also note that works to the retail ground floor property have already begun, without full planning permission being granted and would request that applicants are strongly deterred from this practice.

Relevant policies: CP2 (iv), DBE9, DBE10 (i), (ii), H3A (iv), ST2 (Adopted Local Plan)

Emerging Local Plan: DM9F, DM9J, DM10E, H1A (ii) and (iii)

NPPF: Para 108(b),110(d), 124

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

## REFUSED

EPF/0384/21	Wyldingtree 66 The Plain Epping CM16 6TW c/o agent	Demolition of existing bungalow and construction of 2x pairs of semi-detached houses with associated parking & gardens (Revised application to EPF/1111/19).
<p>Committee <b>strongly OBJECT</b> to this application.</p> <p>Committee acknowledged that this is not a revised application to gain planning approval for a development of four houses on the site of a bungalow. This same application has been resubmitted to demolish the property at Wyldingtree, 66 The Plain was opposed by the Town Council, refused permission by Epping Forest District Council and the appeal was then dismissed by the Planning Inspectorate over a year ago.</p> <p>This proposal which has been resubmitted is an overdevelopment of the site in terms of its height, scale, bulk and density, which would result in a detrimental effect on the street scene. The proposal will result in a loss of amenity for neighbouring properties in terms of invasion of privacy. The Committee acknowledge the two neighbours objections which have been submitted. There would not be enough parking provided for four houses. Epping suffers from extreme parking pressures and allowing additional residences with insufficient parking will exacerbate those parking problems and have a detrimental effect on the surrounding area, resulting in unsympathetic change.</p>		

This area is in a unique location on a private road. The design of the proposal will have a detrimental effect on the appearance of the properties around it, affecting the character of the street scene and the surrounding area. National policy recognises the importance of taking into consideration the character of different areas, which is crucial in this location, as they all follow a similar style.

The importance of bungalow accommodation has been recognised in the emerging Local Plan. The constant development of bungalows into multiple houses 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.

Committee are extremely disappointed to see this application return in the same format but a different planning application number as councillors have made it quite clear they do not wish to see such an overdevelopment of this location.

Relevant policies: CP2 (iv), CP3 (v), CP7, DBE1, DBE2, DBE9, H3A, H4A (Adopted Local Plan)

Emerging Local Plan: H1A (ii) & (iii), DM9F, DM9J

NPPF Para: 9, 110 (c), 124, 127 (c)

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

EPF/2438/19	Wyldingtree 66 The Plain Epping CM16 6TW Manor Properties (Bishops Stortford)Ltd	Demolition of an existing bungalow construction of x3 no. terrace houses and x1 no. chalet-style bungalow with associated parking & gardens.
-------------	--	---

Committee **strongly OBJECT** to this application.

The Committee have re-evaluated this proposal following neighbours' objections as well as reviewing these new additional amendments and strongly object to this application. While a bungalow has been reinstated on this proposal with three terraced houses, there are still four dwellings proposed on this site and the amendments have related not only to design but additional features on this proposal.

The proposal is still an overdevelopment in terms of its height, scale, bulk and density, which would result in a detrimental effect on the street scene. The proposal will result in a loss of amenity for neighbouring properties in terms of invasion of privacy.

There is also insufficient access for residents and visitors to and from the busy main road into this private road. This is in addition to basic requirements such as refuse bin and emergency vehicles movements. There would not be enough parking provided on site for four houses. The residents on that road already suffer from extreme parking pressures and allowing additional residences with insufficient parking will exacerbate those parking problems as well as having a detrimental effect on the surrounding area especially near the doctor's surgery and hospital, resulting in unsympathetic change. The generation of additional traffic and refuse in this already busy location, will result in a loss of amenity in terms of noise and disturbance. This area is in a unique location on a private road.

The design of the proposal will have a detrimental effect on the appearance of the properties around it, affecting the character of the street scene and the surrounding area. National policy recognises the importance of taking into consideration the character of different areas, which is crucial in this location, as they all follow a similar style.

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.

Relevant policies: CP2, CP3, CP6, CP7, DBE1, DBE2, DBE9, DBE10, GB9A, H3A, H4A, ST4, ST6, TC3 (ii).

Emerging Local Plan: H1A (ii) & (iii), DM9J

NPPF: Para 9, 17, 56, 127

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