



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 Mayor - *ex officio*)
Cllr S Baker
Cllr C Burgess (Deputy Mayor - *ex officio*)

Cllr C McCredie
Cllr G Scruton
Cllr M Wright

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, 24th May 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
18th May 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 10th May 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:

TPO/EPF/0892/22	5 Lower Bury Lane Epping Essex CM16 5HA Mr L Liam	TPO/EPF/26/91 (Ref: A1) T1: Beech - Crown reduce by up to 1.5m, as specified.
EPF/0626/22	The Thatched Cottage Bury Lane Epping Essex CM16 5JA Ahmet	Outbuilding for gym use to rear of garden.
EPF/3244/21	30 Bower Hill Epping Essex CM16 7AD Car Station Limited	Application for change of use of the whole site from B8 & C3 to Class E (& C3).
TPO/EPF/0945/22	60 Garnon Mead Coopersale Epping CM16 7RW Mr David Gould	TPO/EPF/24/14 (Ref: G4) T1: Pine - Reduce lateral growth on north-east side, by up to 2m, as specified.
EPF/0756/22	33 High Street Epping Essex CM16 4BA Mr M Ellis	Minor internal alterations to form new school catering kitchen & new external kitchen ventilation extract & associated ductwork.
EPF/0770/22	67 Hemnall Street Epping Essex CM16 4LZ Mr Alan Curbishley	Proposed outbuilding.

8 OTHERS

EPF/0865/22	Bower Terrace Bower Hill Epping Essex CM16 7AP Mr Burnard Tishanth	Certificate of lawful development for a proposed storage warehouse for construction vehicles, equipment and materials.
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9 **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/2332/19	47 Sunnyside Road, Epping, CM16 4JW Mrs. Wendy McDaid	Erection of a 2 - bedroom dwelling to form and end of terrace, following demolition of an existing garage. (Revised application to EPF/1038/19).
<p><u>Decision taken by P&GP Committee - 12th November 2019</u> Committee OBJECT to this application. While Committee NOTE the amended drawings, this proposal does not address their previous concerns and shows the updated drawing with a wider two storey house proposed than previously. This proposal is a vast overdevelopment of the site which would have a detrimental effect on the surrounding area. It would result in a loss of amenity for neighbouring properties in terms of loss of light and overlooking. The inappropriate development of residential gardens should be resisted. The location of the parking spaces at close proximity to the neighbour's boundary would generate an increase in pollution from car exhaust fumes. Relevant policies: DBE2, DBE9, DBE10, RP5A (Adopted Local Plan) and Emerging Local Plan: DM9J NPPF para 127 Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p> <p><u>Decision taken by P&GP Committee - 28TH May 2019 – EPF/1038/19</u> Committee OBJECT to this application. While Committee NOTE the reduction from a three bedroom to a two bedroom dwelling house, this proposal does not address their previous concerns. This proposal is a vast overdevelopment of the site which would have a detrimental effect on the street scene and surrounding area. The inappropriate development of residential gardens should be resisted. It would result in a loss of amenity for neighbouring properties in terms of loss of light and overlooking. The proposed property is also set back from the other properties on either side with an awkward angled effect. The location of the parking spaces at close proximity to the neighbour's boundary would generate an increase in pollution from car exhaust fumes. Relevant policies: DBE2, DBE9, DBE10, RP5A (Adopted Local Plan) and Emerging Local Plan: DM9J NPPF para 127 Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		

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:

Delegated Cases:**GRANTED**

EPF/0248/22	2 Brickfield Road Coopersale Epping Essex CM16 7QX Miss Bianca Tindides	Proposed two storey rear extension and loft conversion.
<p>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.</p>		

EPF/0262/22	34 Chapel Road Epping CM16 5DS Mr Joseph Sim	Proposed single/double storey rear extension to the detached single dwellinghouse.
Committee have NO OBJECTION to this application. However, Committee did comment in the previous application that a Pear tree which was being proposed to be removed to facilitate development. It appears now that the Pear tree has been removed and Committee request that a suitable replacement is planted.		
EPF/0351/22	42 Stewards Green Road Epping CM16 7DA Mr & Mrs Edwards	Single storey rear extension to kitchen and bedroom.
Committee have NO OBJECTION to this application.		
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.
Committee have NO OBJECTION to this application.		
EPF/0438/22	11 Laburnum Road Coopersale Epping Essex CM16 7RA Mr Ryan Kay	Single and part two storey rear extension following demolition of existing conservatory plus an extension at first floor over existing side element.
Committee have NO OBJECTION to this application.		
EPF/0530/22	33 High Street Epping Essex CM16 4BA Mr M Ellis	Installation of a new external office/storage container size 21 ft x 8ft.
Committee have NO OBJECTION to this application.		
EPF/2918/21	52 A The Plain Epping CM16 6TL Mr Jaspal Kunner	Conversion of existing bungalow into a chalet style bungalow with extensions.
Committee have NO OBJECTION to this application. However, Committee are disappointed at the loss of another bungalow in the town which are protected dwellings in the emerging Neighbourhood Plan. The Committee are also concerned about the loss of trees to facilitate this proposed development and would recommend that suitable replacements are planted for screening purposes on the side of the Limes Medical Centre.		
TPO/EPF/0067/22	Hope House 1A Allnutts Road Epping CM16 7BD Barron	TPO/EPF/38/91 T1: Monterey Cypress - Crown lift to 5 metres above ground level, as specified. Crown reduce height & lateral branches by up to 3 metres, as specified. Crown thin by up to 15%, as specified.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC. However, Committee felt that 15% of the crown thin was excessive for this tree works.		
EPF/0075/22	Bower Court Bower Hill	TPO/EPF/10/16 T1 & T2: 2 x Horse Chestnut - Crown reduce by up to 2.5m, crown thin by up to 25% and

	Epping CM16 7AA Mr Steve Masters	crown lift to 4m above ground level, all as specified.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		
EPF/0083/22	Groombridge 3 Kendal Avenue Epping CM16 4PN Ms Arora	TPO/EPF/21/93 T11: Pine - Crown reduce lateral branches to previous points, as specified.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		
EPF/0157/22	Five Farthings 15 Kendal Avenue Epping CM16 4PW Mrs Joan Stace	Works to Preserved Trees TPO/EPF/21/93 (Ref: T37) T37: Beech - Crown reduce, as specified.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		
LB/EPF/0268/22	Water Tower 35 High Street Epping Gates Group Ltd	Listed Building Consent Application for Grade II Listed building for proposed external brickwork repairs and other repairs to Epping Water Tower.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.		
ADV/EPF/0558/22	Civic Offices, Condor Building 323 High Street Epping CM16 4BZ Qualis Commercial Ltd	Advertisement on construction hoarding.
Committee have NO OBJECTION to this application.		

Delegated Cases:**REFUSED**

EPF/0444/22	94 Coopersale Common Coopersale Epping Essex CM16 7QU Mr Parul Patel	Proposed conversion of an existing detached garage to a two storey integrated studio.
Committee OBJECT to this application. This proposal constitutes overdevelopment of the site in terms of its size and bulk. The volume of development would have a implications on the street scene and the character of this rural area. Relevant policies: CP2 (iv), CP7, DBE1, DBE2, DBE9, DBE10 (Adopted Local Plan) Emerging Local Plan: H1A (ii) and (iii) NPPF: Para 8 (b), 9, 120 (e), 127 Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.		
EPF/0446/22	34 Bower Hill Epping Essex CM16 7AL	Removal of existing roof. Proposed replacement pitched roof with side gables and a rear dormer window to facilitate a loft conversion. Removal of existing single storey

	Mr & Ms D Duggan	front extension and car port to enable a two storey extension with pitched roof on the same footprint. Two and single storey side extension.
Committee have NO OBJECTION to this application.		

LAWFUL DEVELOPMENT

EPF/0385/22	23 Bury Road Epping Essex CM16 5ET Kerry Nutley	Application for a Lawful Development certificate for a proposed loft conversion. LAWFUL
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Committee have **NOTED** this application.

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. LAWFUL
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Committee **OBJECT** to this application.

Committee acknowledged that this is another attempt to gain planning approval for the previous application EPF/2907/21 under an Application for a Lawful Development certificate on the Orchards bungalow estate. The Town Council request that EFDC consider the removal of permitted development rights to convert bungalow stock in Epping into houses.

The Committee acknowledged receipt of the amended plans under this new application but agreed with all their previous comments. Committee agreed that this proposal is an overdevelopment of the site and would result in the loss of yet another bungalow and set an undesirable precedent in this long-established bungalow area. The proposed design with its large dormer windows does not complement the building and would have a negative effect on the street scene.

There are no new bungalows being built but there is a demand for this type of housing from older or elderly people who wish to downsize and live independently but who are not able or do not wish to use stairs. There is a significant and demonstrable adverse impact on the local supply of housing by allowing these conversions.

The Orchards is characterised by true bungalows and altering the style of this building would contribute to an undesirable precedent, which will adversely affect the character of this particular urban area. National policy recognises the importance of taking into consideration the character of different areas, which is crucial in this location. Allowing these conversions has an adverse effect on the local supply of this type of housing and is not sustainable as it reduces local choice, diversity and the mix of dwelling types available.

The importance of this type of bungalow accommodation has been recognised in the emerging Local Plan and Neighbourhood Plan.

Relevant policies:

CP1 (ii), CP2 (iv), DBE10, H4A (Local Plan 1998 & Alterations 2006)

H1 (Emerging Local Plan)

Policy 16 (Emerging Epping Neighbourhood Plan)

NPPF paras 8, 9, 61, 124, 125, 127

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

COMMITTEE CASES**GRANTED**

EPF/0922/19	Land adjacent to 7 Margaret Road Epping	Proposed new dwelling to land adjacent to no.7 Margaret Road.
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	Essex CM16 5BP OBO Epping Theydon Trust Ltd	
<p>Committee OBJECT to this application.</p> <p>If EPF/0921/19 should be approved, the provision of an additional bungalow would exacerbate the issues detailed in EPF/0922/19.</p> <p>Committee are extremely supportive of this type of housing and would request the applicant rethinks the layout of the proposal to respect committee and neighbour concerns.</p> <p>Relevant policies: CP2, CP3, CP6, CP7, DBE1, DBE2, DBE9, H3A; ST4, ST6.</p> <p>Emerging Local Plan: H1A (ii) & (iii), DM9J, DM9A, DM10</p> <p>NPPF: Para 9, 17, 53, 56, 64</p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		

COMMITTEE CASES**REFUSED**

None