



# 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 **Friday, 15<sup>th</sup> July 2022** at **4pm** for the purpose of transacting the business as set out in the agenda below.

- **NB: Please advise us by 2pm on the day of the meeting if you wish to attend.**

**Beverley Rumsey**  
Town Clerk  
11<sup>th</sup> July 2022

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## 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 7<sup>th</sup> June 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 North Essex Parking Partnership 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. Epping Town Council objected to the proposed Orders.

Committee is requested to **NOTE** this information which was recently emailed to the Planning & General Purposes Committee. **(Attached)**

## 7 PLANNING APPLICATIONS

EPF/1193/22	3 Boundary Court High Road Epping Essex CM16 4DQ Jane Harvey	Roof hip replaced with gable.
EPF/1043/22	227 High Street Epping Essex CM16 4BP Gail's Ltd	Grade II listed building application for internal alterations to ground floor.
EPF/1015/22	94 Coopersale Common Coopersale Epping Essex CM16 7QU Mr Parul Patel	Proposed conversion of an existing detached garage to a two storey integrated studio (Revised application to EPF/0444/22)
EPF/1124/22	Ringinglow High Road Epping Essex CM16 4DQ Mrs H Shepherd	Application for variation of condition 2 'Plan nos' on EPF/1305/21 (Demolition of existing dwelling and 2 outbuildings and construct replacement dwelling with basement & associated landscaping)

8 **OTHERS:**

*These are provided for information only, EFDC do not normally accept comments on these applications.*

EPF/1081/22	20 Theydon Grove Epping Essex CM16 4PY Mr Matthew Bedding	Certificate of lawful development for proposed works including single storey side extension (existing conservatory demolished) roof extension hip to gable.
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Committee is requested to **NOTE** this information which was recently emailed to the Planning & General Purposes Committee. The Planning & Events Officer emailed EFDC with the decision taken by the Planning & General Purposes Committee. Committee have **NO OBJECTION** to this application, providing it is deemed to be Lawful Development by Epping Forest District Council’s planning team.

9 **STREET NAMING AND NUMBERING**

**REQUEST TO REGISTER PROPERTIES x 3 RESIDENTIAL ADDRESSES AT SITE 23 IVY CHIMNEYS, EPPING** Planning Application: EPF/1286/20

<b>Plot:1</b>	Address: 23 Ivy Chimneys, Epping, CM16 4EL
<b>Plot:2</b>	Address: 23A Ivy Chimneys, Epping, CM16 4EL
<b>Plot:3</b>	Address: 23B Ivy Chimneys, Epping, CM16 4EL

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

**(Attached)**

**REQUEST TO REGISTER PROPERTIES NAME TO 84 THE ORCHARDS, EPPING CM16 7AT.**

The above property has now been allocated a new name. The postal address now reads as follows:-

VerdeVista  
84 The Orchards Epping  
CM16 7AT

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

10 **CONSULTATION**

New application 93 High Street Epping Essex CM16 4BD (Peggotty's Fish and Chips)  
Please find attached a copy of a new application that has come in for this location, the application is for the Sale of Alcohol Monday to Sunday 11.00 – 23.00pm On and Off sales.  
Opening times Monday to Sunday 11.00 – 23.00pm

The closing date for this consultation is 21<sup>st</sup> July 2022.

**(Attached)**

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

Application for a Pavement Licence - Gail's Bakery, 227 High Street, Epping, CM16 4BP  
Please find attached a copy of an unredacted application for a pavement licence. All comments or representations should be submitted within the time period set out below.  
Consultation ended on Thursday 16<sup>th</sup> June 2022. The hours sought were Monday to Sunday 08:00 – 19:00.

Committee is requested to **NOTE** this information which was recently emailed to the Planning & General Purposes Committee. Please find attached Epping Town Council’s objection comments letter to this proposal.

**(Attached)**

## 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/0598/22	20 Laburnum Road Coopersale Epping Essex CM16 7RA Y Guemar	Changes to design under planning permission reference EPF/1815/21 to include the following - 1. Render wall finish throughout instead of facing brickwork. 2. Rear single storey extension roof now flat with a parapet instead of pitched. 3. Circular entrance porch detail replaced with a square detail. 4. Casement windows throughout with no fanlights, except flank elevation window at first floor. 5. Flank elevation window at first floor has a fanlight instead of a casement. Window proposed will be non openable from floor level to a height of 1700mm and will have obscure glass.
Committee have <b>NO OBJECTION</b> to this application.		
EPF/0646/22	8 Theydon Place Epping Essex CM16 4NH Mr. & Mrs. Kani	Single storey rear extension.
Committee have <b>NO OBJECTION</b> to this application.		
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.
Committee have <b>NO OBJECTION</b> to this application.		
EPF/2907/21	32 The Orchards Epping CM16 7BB Mr A Simpson	Proposed conversion of the existing loft space into habitable accommodation with two side facing dormer windows with pitched roofs to south facing elevation and one side facing dormer window with obscured glazing to north facing elevation. The rear gable facing the garden and open fields is to be fitted with glazing with doors and Juliet balcony. This proposal makes efficient use of the existing loft space and is similar to many other similar loft conversions in the locality. This particular loft can be converted under permitted development rights that the dwelling enjoys and can be fully functioning. However, the applicant is applying under the householder application procedure as the overall roof

		extension compared to the original is just in excess of the 50 cubic metres allowable.
<p>Committee <b>OBJECT</b> to this application.</p> <p>The Committee felt 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.</p> <p>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.</p> <p>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.</p> <p>The importance of this type of bungalow accommodation has been recognised in the emerging Local Plan and Neighbourhood Plan.</p> <p>Relevant policies:  CP1 (ii), CP2 (iv), DBE10, H4A (Local Plan 1998 &amp; Alterations 2006)  H1 (Emerging Local Plan)  NPPF paras 8, 9, 61, 124, 125, 127</p> <p><a href="#">Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</a></p>		
TPO/EPF/0296/22	66A Bower Hill Epping CM16 7AW Mr Ergul Kalkan	TPO/EPF/31/04 T1: Horse Chestnut - Crown reduce by up to 2m, as specified. Crown lift to 4m from ground level, as specified. T2: Yew - Crown reduce by up to 1m, 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.		

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

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.
Committee have <b>NO OBJECTION</b> to this application.		

**COMMITTEE CASES****GRANTED**

None

**COMMITTEE CASES****REFUSED**

None