



# 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, 26<sup>th</sup> July 2022 at 7.15pm** 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> 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 Friday, 15<sup>th</sup> July 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/1168/22	25 James Street Epping Essex CM16 6RR Mr and Mrs A and E Abhishek and Mills	Removal of existing single storey garage on boundary. Space is retained for car parking in its place. Proposed front entrance porch with pitched roof. Two storey side extension set off boundary by 700mm with pitched roof. Single storey rear extension with pitched roof.
EPF/1176/22	Bury Farm Bury Lane Epping Essex CM16 5JA M Sanchez	Grade II listed building application for a proposed single storey annexe to be used as housekeeper's accommodation. The annexe will be situated adjoining a swimming pool building granted under planning reference EPF/1468/21. (Not built) The annexe will be constructed as part of the swimming pool building to ensure continuity of appearance.
EPF/1173/22	Bury Farm Bury Lane Epping Essex CM16 5JA M Sanchez	Proposed single storey annexe to be used as housekeeper's accommodation. The annexe will be situated adjoining a swimming pool building granted under planning reference EPF/1468/21. (Not built) The annexe will be constructed as part of the swimming pool building to ensure continuity of appearance.
EPF/0841/22	80 Beaconfield Road Epping Essex CM16 5AT Mr Tom Kallemdjian	Proposed two storey side extension & a single storey rear/side & front porch.
EPF/1190/22	8 Theydon Place	TPO/EPF/28/08 (Ref: T26 & T27)

	Epping Essex CM16 4NH Mr Bob Noakes	T1: Beech & T2 Lime - Crown reduce height by up to 2m & lateral branches by up to 1.75m, all as specified.
EPF/1195/22	40 Allnutts Road Epping Essex CM16 7BE Mr Simon Welch	TPO/EPF/39/91 (Ref: G1) T1 & T4: 2 x Oak, T2 & T5: 2 x Sycamore and T3: 1 x Ash - Crown reduce to previous points, as specified. Crown thin by up to 25%, as specified.
EPF/1460/22	Former School, Centrepoint Building and Council Depot Land, St Johns Road, Epping, CM16 5JU Qualis Commercial Ltd	Temporary change of use from former school car park and playground to public car park for a period of 15 months and associated works including partial resurfacing and landscaping, pedestrian access from St Johns Road and laying out of parking spaces'
EPF/1213/22	4 Western Avenue Epping Essex CM16 4JR Mrs Nicola Somers	Two storey side extension with a single storey rear extension.
EPF/0979/22	24 Western Avenue Epping Essex CM16 4JS Mr Michael Holmes	Demolition of existing single-storey outbuildings, and the erection of a two-storey side and a single storey rear extensions.
EPF/0987/22	Duke Of Wellington Public House 36 High Street Epping Essex CM16 4AE Punch Taverns	Change of use of existing Outbuilding from letting accommodation (C1) to public house (Sui generis). Construction of new infill extension between main building and outbuilding. Erection of new rear single storey flat roof extension. Proposed external alterations including new resin bond gravel path to main entrance, new timber post and trellis canopy frame to front garden.
EPF/1088/22	88 Tower Road Epping Essex CM16 5EW Mr Ashley Crook	Single storey side extension and alterations to the front elevation.
EPF/0506/22	Hemnall Social Club Hemnall Street Epping CM16 4LS Theydon Trust Ltd	Proposed change of use from function room to office space.
EPF/1237/22	33 Severns Field Epping Essex CM16 5AP	TPO/EPF/42/09 T1: Sycamore, T2 & T3: 2 x Horse Chestnut - Crown reduce to previous points, as specified.

	Nick Watson	
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## 8 OTHERS:

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

EPF/1544/22	60 Rayfield Epping CM16 5AH Mr John Iles	The proposed extension will be of a rectangular shape. The exterior wall material will be white render to match the existing dormer material. The extension will have a flat roof with 3 rooflights (1x0.6m) with black aluminum frames. It will also have bi-folding doors (3x2.1m) with black aluminum frames. The drainage material will be round black uPVC to match the existing.
EPF/1550/22	Existing surface level car park, Cottis Lane Car Park, Cottis Lane, Epping CM16 5LL Qualis Commercial Ltd	Approval of Details Reserved by Condition 12 Environmental Construction Management Plan and Condition 17 Construction Management Plan of EPF/2925/20 (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 floor space (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).
EPF/1576/22	Civic Offices, Conder Building and Car Park, 323 High Street, Epping CM16 4BZ Qualis Commercial Ltd	Approval of Details Reserved by Conditions Condition 20 - Swept path analysis, Condition 23 - Drainage Strategy, Condition 28 - NOx emissions and Condition 31 - Archaeological investigation of EPF/0919/21 (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).
EPF/1333/22	Former School site Land at St John's Road Epping CM16 5JU Qualis Commercial Ltd	Approval of Details Reserved by conditions 17 'Demolition management plan' and Condition 31 'Historic building recording' of EPF/0917/21 (Redevelopment of the former school buildings and depot).

Committee is requested to **NOTE** this information.

## 9 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/0402/22	Misterton Kendal Avenue Epping Essex CM16 4PN Mr and 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.
Committee have <b>NO OBJECTION</b> to this application. With regards the tree works, Committee have <b>NO OBJECTION</b> with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		
EPF/0436/22	33 Church Hill Epping Essex CM16 4RA Molly Lewis and Stephen Elhabbal	Application for Grade II Listed Building for a proposed single storey rear extension and internal alterations.
Committee have <b>NO OBJECTION</b> with the work provided it is carried out under the supervision of the conservation officer at EFDC.		
EPF/0426/22	33 Church Hill Epping Essex CM16 4RA Stephen Elhabbal	Single storey rear extension and internal alterations.
Committee have <b>NO OBJECTION</b> with the work provided it is carried out under the supervision of the conservation officer at EFDC.		
EPF/0854/22	74 Ivy Chimneys Epping CM16 4EP Mr Arben Lleshi	Proposed erection of a two-storey rear extension & new front windows.
Committee have <b>NO OBJECTION</b> to this application.		
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.
Committee have <b>NO OBJECTION</b> with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		

EPF/0605/22	39 The Orchards Epping CM16 7AT Mr & Mrs Owen	Proposed conversion of a garage into a garden store and single storey rear extension.
Committee have <b>NO OBJECTION</b> to this application.		
EPF/0829/22	41 The Drummonds Epping Essex CM16 4PJ Mr Lyndon Franklin	T1: Walnut - 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.		
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.
Committee have <b>NO OBJECTION</b> with the work provided it is carried out under the supervision of the arboricultural officer at EFDC and there is no harm to the tree from the works.		

**RAISE NO OBJECTION**

EPF/0983/22	125 High Street Epping CM16 4BD Mr Paul Wicks	Epping Conservation Area 1 x Norway Spruce - Fell.
The Planning & Events Officer spoke to Epping Forest District Council (EFDC) about this application. It was for a Tree in a conservation area, not a protected tree, therefore EFDC no longer include these on the Weekly List given the six week turn around on them.		

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

EPF/0626/22	The Thatched Cottage Bury Lane Epping Essex CM16 5JA Ahmet	Outbuilding for gym use to rear of garden.
Committee have <b>NO OBJECTION</b> to this application provided it is carried out under the supervision of the conservation officer at EFDC, to ensure there is no harm to the historic building. Committee would also request consideration is given to the green setting and its relationship to the wider landscape.		
EPF/0408/22	51 Tower Road Epping Essex CM16 5EN Mr Matthieu Roure	Re modelling of existing house to include an additional bedroom within the roof and extending to the rear to form an open plan living/kitchen space to the rear of the property.
Committee have <b>NO OBJECTION</b> to this application.		
EPF/1116/22	30 St Johns Road Epping Essex CM16 5DP Mr Joe Doyle	Non-Material Amendment to planning permission EPF/1891/19 - to change from the approved part flat/part pitched roof to a flat roof over the extension
The Planning & Events Officer spoke to Epping Forest District Council (EFDC) and as this planning application was a non-material amendment application the turnaround time is 28 days		

so there is no consultation. The EFDC officer determines whether the amendment needs a further application or not, normally this are just very small changes.

EPF/1193/22	3 Boundary Court High Road Epping Essex CM16 4DQ Jane Harvey	Roof hip replaced with gable.
Committee have <b>NO OBJECTION</b> to this application.		

**RAISE OBJECTION**

EPF/1172/22	48 Hemnall Street Epping Essex CM16 4LS Mr John Whalley	Epping Conservation Area T1: Birch - Fell & replace.
The Planning & Events Officer spoke to Epping Forest District Council (EFDC) about this application. It was for a Tree in a conservation area, not a protected tree. Therefore, EFDC no longer include these on the Weekly List given the six week turn around on them.		

**COMMITTEE CASES****GRANTED**

None

**COMMITTEE CASES****REFUSED**

None