



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, 23rd August 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
17th August 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 Monday, 8th August 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/1713/20	12-14 Brickfield Road Coopersale Epping CM16 7QX c/o Agent, The Chisenhale- Marsh Estates Company	Proposed demolition of existing two dwellings and associated structures and redevelopment to provide four new dwellings, associated gardens and infrastructure. **AMENDED PLANS RECEIVED**
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AMENDED PLANS SUBMITTED**Decision taken by P&GP Committee - 27th October 2020**

Committee **OBJECT** to this application.

This pair of cottages are of a particular architectural style which contribute to the street scene and should not be lost. The loss of these properties and the very modern design of the proposed properties would be detrimental to the street scene.

The Town Council contacted the conservation officer at EFDC for advice prior to the meeting about this application. The conservation officer confirmed that this pair of early 20th century cottages at 12-14 Brickfield Road could, in their view, be considered to meet the criteria for non-designated heritage assets. To be included on the Local List, the building or structure should satisfy (a), and either (b) or (c) below:

(a) authenticity – buildings should be recognisably of their time, or of a phase in their history. If they have been unsympathetically altered, the change should be easily reversible. A building which is substantially unaltered, or retains the majority of its original features, qualifies under this criterion.

(b) architectural, local or townscape significance – the building must be a good example of a particular local building type or style or display good quality local craftsmanship and detailing.
(c) historical significance – the building should display physical evidence of periods of local economic, technical or social significance, well-known local people or historic events.

After reviewing these cottages, the conservation officer felt that it could satisfy (a) and (b).

The conservation officer stated that the presence of a similar pair of cottages down the road at no.3 and 4 Brickfield Road reinforces the townscape interest, especially as the properties built later on this road take clear architectural references from them.

This information confirms that their contribution to local distinctiveness would be a material consideration in decisions on development proposals that directly affect their significance or setting. The Committee therefore request that the conservation officer at EFDC is involved in this particular planning application.

Relevant policies: CP2 (iv), CP7, DBE10

Emerging Local Plan: DM9A and F

NPPF Para: 110 (c), 124

Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.		
EPF/1181/22	Epping Hall St Johns Road Epping Essex CM16 5JU Epping Town Council	Extension to existing community hall, and town hall offices.
EPF/0835/22	11 Griffins Wood Cottages High Road Epping Essex CM16 4DH Mr Myford	Two storey rear extension, part single storey, part two storey side extension, and garden room. Construction of single garage in the back garden with external stair. (Resubmission of previously approved applications EPF/1767/16 & EPF/2249/15).
EPF/1476/22	33 Charles Street Epping CM16 7AU Rupert Wood	Double Storey Rear extension
EPF/1218/22	33 Charles Street Epping CM16 7AU Rupert Wood	Loft extension raising ridge height to allow internal head height.
EPF/1644/22	Bakers Cottage Fluxs Lane Epping CM16 7PE Oak Tree Group of Schools	Variation of condition 8 'plan numbers' of EPF/2687/21 (Application for a Grade II Listed building for proposed demolition of existing conservatory, internal alterations to existing building and erection of new classroom building and link within former garden area).
EPF/1110/22	50 Bridge Hill Epping Essex CM16 4ER Emma Smithies	Demolition of existing outbuilding proposed two storey wraparound extension, mansard loft dormer extension, facade alterations, floor plan redesign and all associated works
EPF/1798/22	Whitebeams Kendal Avenue Epping, CM16 4PW Mr Cliff Mitchell	TPO/EPF/12/90 (Ref: T1) T1: Pine - Crown reduce by up to 1m, as specified
EPF/1706/22	Eppingdene Livery Stables Ivy Chimneys Road Epping CM16 4DU Cellnex	TPO/EPF/08/90 (Ref: T1-T3) G1: Willow & Mixed Species - Crown lift trees around perimeter of mast site to 3m above ground level, as specified.
EPF/1570/22	39 Severns Field Epping CM16 5AP Mr Richard Adley	Raising of the Roof Ridge Height 450mm to accommodate proposed loft conversion.
EPF/1754/22	51 Tower Road Epping CM16 5EN	Remodelling of existing house to include additional bedroom within the roof and extending at ground

	Mr Matthieu Roure	floor level to form an open plan living/kitchen/family space to the rear of the property.
EPF/1704/22	66A The Plain Epping CM16 6TW Mr Don Benton	This is an amendment to an approved application Reference Number: EPF/0620/21 Front canopy. Construction of a new garage to the side. Construction of a new boundary wall and adding new cladding for the upper floor (retrospective)
EPF/1722/22	Rooftop at Epping Tower 33 High Street Epping CM16 4LY Cellnex UK Ltd	Listed Building consent for proposed additions to existing base station installation.
EPF/1807/22	Thatched House Hotel High Street Epping CM16 4AP Mr Michael McGarr	Grade II Listed Building application for proposed internal works.
EPF/1123/22	Stepping Stones Kendal Avenue Epping Essex CM16 4PW Mr Sharp	Proposed single storey front extension
EPF/1263/22	3 Oakleigh Rise Epping CM16 7BL Mr and Mrs Tim and Wendy Adams	First floor rear extension.
EPF/1283/22	28 Bury Road Epping CM16 5EU Mr Benjamin Wigan	Variation of condition 2 'plan numbers' of EPF/0261/21 (The development proposed is 'converting an existing bungalow into a 2 storey family dwelling with a bedroom within the loft space').
EPF/1750/22	12 Revival Court Half Moon Lane Epping CM16 4AH Dr Stefan Browne	TPO/EPF/69/10 (Ref: T1) T1: London Plane - Crown reduce by up to 3m, as specified, including selective branch reduction to clear balcony, window and public house. Crown thin, as specified.
EPF/1830/22	7 Theydon Place Epping CM16 4NH Mr Speller	TPO/EPF/28/08 T1: Lime - Fell. T2-T5 & T7: 5 x Lime and T6: Beech - Crown reduce to previous points, as specified.

8 OTHERS:

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

EPF/1384/22	Nusa Dua 94 Hemnall Street Epping CM16 4ND Mr and Mrs Paul Siggers	Certificate of lawful Development for existing ancillary two storey outbuilding.
EPF/1670/22	24-36, High Street Epping CM16 4AE Shell Oil UK Products Limited	Approval of Details Reserved by Conditions 3 `Demolition Management Statement/Construction Management Statement and 8 `Types and colours of external finishes' for EPF/2512/21 (Proposed redevelopment of an existing petrol filling station; including the demolition of the existing sales building, canopy and domestic forecourt; erection of a new sales building, canopy and domestic forecourt; provision of car parking spaces; provision of EV charging bays & associated plant, erection of a new bin store & associated works).

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

9 NOTIFICATION OF TREE PRESERVATION ORDER

TPO/EPF/03/22	Shell Halfmoon Service Station 24-36 High Street Epping CM16 4AE Shell Products UK Oil Ltd	Tree Preservation Order
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Epping Forest District Council (EFDC) has made the above Order which protects the tree(s) described on the attached Schedule and indicated on the attached plan on the grounds that the tree(s) concerned is/are of public amenity value. The effect of a tree preservation order is to prohibit the felling, lopping, topping, etc of the tree(s) specified unless the prior written consent of EFDC is obtained. **(Attached)**

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

10 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/0384/21	Wyldingtree 66 The Plain Epping CM16 6TW c/o agent M P Architects LLP	Demolition of existing bungalow and construction of 2x pairs of semi-detached houses with associated parking & gardens (Revised application to EPF/1111/19).
Decision taken by P&GP Committee - 23rd March 2021 Committee strongly OBJECT to this application.		

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.

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.

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.](#)

11 CONSULTATION

Variation of an existing premises licence application 24-36 High Street, Epping, CM16 4AE (Shell Halfmoon Service Station)

Please find attached a copy of the above Variation to add two conditions to the existing premises licence, also attached with the application, the conditions are

- A) The premises licence holder will require any third-party delivery partner delivering on behalf of the premises licence holder to comply with all legal requirements pertaining to the retail sale of alcohol, and in particular to operate a Challenge 25 age verification policy.
- B) The premises licence holder will require all third-party delivery partners not to deliver alcohol to schools, parks or playgrounds.

Consultation starts **16th August 2022** and ends **12th September 2022**, any comments or representations must be submitted within this time period. **(Attached)**

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

12 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/0922/22	4 Woodberry Down Epping CM16 6RJ Mr Pardeep Bajwa	Two storey part single storey extension to the front, side & rear of the property. Materials and finishes are to match existing main dwelling. This application is similar to the previously approved application Ref: EPF/1240/21. (Changes to this application include render finish to be replaced with brickwork finish & porch roof to be changed to flat roof).
Committee have NO OBJECTION to this application.		
EPF/1028/22	183 High Street Epping Essex CM16 4BH Barclays Bank plc	Existing ATM to be removed. Section of existing aperture to be infilled by brickwork to match existing. Existing window to be reinstated to match others existing window. Existing internally illuminated projecting sign to be removed and make good. Existing non-illuminated individual letters signage to be removed and make good. Existing night safe to be removed. Existing aperture to be infilled by brickwork to match existing. Existing branch nameplate to be removed and make good.
Committee have NO OBJECTION to this application.		
EPF/1027/21	36 Bury Road Epping CM16 5EU Mr and Mrs Steve and Tammy Quantrell	First floor side extension, loft conversion with hip to gable and rear dormer including Juliet balcony with 3 roof lights to front roof slope.
Committee have NO OBJECTION to this application.		

RAISE NO OBJECTION

EPF/1560/22	Creeds Farm Bury Lane Epping CM16 5HE Linda	Bell Common Conservation Area T1: Willow - Re-pollard to previous points.
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/0609/22	52 St Johns Road Epping Essex CM16 5DP Mr Jamie Borg	Proposed single storey rear extension.
Committee have NO OBJECTION to this application.		

WITHDRAWN

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.
Committee NOTE this application but have no objection or comment.		

COMMITTEE CASES**GRANTED**

None

COMMITTEE CASES**REFUSED**

None