



# 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, 11<sup>th</sup> October 2022** at **7.15pm** for the purpose of transacting the business as set out in the agenda below.

- For visitors: **Please advise us by 4pm on the day of the meeting if you wish to attend.**

**Beverley Rumsey**

**Town Clerk**

**5<sup>th</sup> October 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 27<sup>th</sup> September 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/2071/22	32A Warslin Lea Hartland Road Epping CM16 4PE Mr & Mrs Micheal Rowland	Two Storey Side extension with partial use of existing garage.
EPF/2015/22	32A Warslin Lea Hartland Road Epping CM16 4PE Mr & Mrs Micheal Rowland	Small Alterations including conversion of rear double length garage and link garage to house.
EPF/2075/22	46 Station Road Epping CM16 4HN Mr and Mrs G Pomeroy	Removal of existing rear single storey extension with pitched roof. Proposed rear single storey extension with roof lanterns.
EPF/1700/22	6 Bridge Hill Epping CM16 4ER Mr and Mrs Scott and Amanda Bailey	Two storey rear extension and internal alterations.
EPF/2017/22	237-243 High Street Epping CM16 4BP Marks and Spencer	Replacement of 11 no. signs.
EPF/2074/22	7 Upper Swaines Epping CM16 5EP Mrs Elizabeth Tudor	Proposed replacement garage with hobby room over and attached garden room.
EPF/2084/22	2 Wheelers Epping CM16 5AL Mr Charlie McCarthy	Single storey rear extension.
EPF/2187/22	154 High Street Epping CM16 4AQ Mr Neil Eldem	Alteration and installation of timber constructed new shopfront and fascia.

EPF/2098/22	15 Hartwood Hartland Road Epping CM16 4PH Mr Richard Gardner	Proposed first floor front bay and alterations to elevations with new windows. Extended rear amenity space with associated garden walling and fencing.
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8 **OTHERS:**

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

EPF/2089/22	323 Civic Offices, Epping Forest District Council, High Street, Epping, CM16 4BZ	Application for Approval of Details reserved by condition 3 for EPF/1042/21. (Grade II Listed building consent for 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/2188/22	Cottis Lane Car Park Cottis Lane Epping CM16 5LL	Application for Approval of Details reserved by conditions 3 (Floor levels) & 4 (Materials) for 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).

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

9 **CONSULTATION**

New application for Funky Monk 236 High Street Epping Essex CM16 4AP

Please find attached a copy of a new application and plans for the above premises location.

The application is for the following licensable activities:

- The Provision of Recorded Music  
Sunday to Thursday 08.00 – 00.00, Friday and Saturday 08.00 – 01.00am
- The Provision of Late Night Refreshment  
Sunday to Thursday 23.00 – 00.00, Friday and Saturday 23.00 – 01.00am
- The Sale by Retail of Alcohol  
Sunday to Thursday 08.00 – 00.00, Friday and Saturday 08.00 – 01.00am, On sales only
- Opening Times  
Sunday to Thursday 08.00 – 00.30, Friday and Saturday 08.00 – 01.30am

The Consultation period starts **22<sup>nd</sup> September 2022** and ends **19<sup>th</sup> October 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.

## 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/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.
Committee have <b>NO OBJECTION</b> to this application.		
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.
Committee <b>NOTED</b> this application.		
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.
Committee have <b>NO OBJECTION</b> to this application.		
EPF/1088/22	88 Tower Road Epping Essex CM16 5EW Mr Ashley Crook	Single storey side extension and alterations to the front elevation.
Committee have <b>NO OBJECTION</b> to this application.		
EPF/1190/22	8 Theydon Place Epping Essex CM16 4NH Mr Bob Noakes	TPO/EPF/28/08 (Ref: T26 & T27) T1: Beech & T2 Lime - Crown reduce height by up to 2m & lateral branches by up to 1.75m, all 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/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.
Committee have <b>NO OBJECTION</b> with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		
EPF/1043/22	227 High Street Epping Essex CM16 4BP Gail's Ltd	Grade II listed building application for internal alterations to ground floor.
<p>Committee have <b>NO OBJECTION</b> with the work provided it is carried out under the supervision of the conservation officer at EFDC.</p> <p>However, Committee note that the four recent planning applications EPF/0966/22; LB/EPF/0965/22; A/EPF/0973/22 and EPF/1043/22 for external and internal works to 227 High Street, now Gail's Ltd are still under consultation on the EFDC website. But the bakery/café business opened yesterday (14<sup>th</sup> July 2022) which makes these planning applications appear retrospective. Committee are concerned and oppose retrospective planning applications particularly on a listed building in a conservation area. This shows disregard for the planning system. All applications should be concluded prior to the commencement of works, following the correct procedures.</p>		
EPF/1213/22	4 Western Avenue Epping Essex CM16 4JR Mrs Nicola Somers	Two storey side extension with a single storey rear extension.
Committee have <b>NO OBJECTION</b> to this application.		
EPF/1237/22	33 Severns Field Epping Essex CM16 5AP Nick Watson	TPO/EPF/42/09 T1: Sycamore, T2 & T3: 2 x Horse Chestnut - Crown reduce to previous points, 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/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.
Committee have <b>NO OBJECTION</b> with the work provided it is carried out under the supervision of the conservation officer at EFDC.		
EPF/1173/22	Bury Farm Bury Lane Epping Essex	Proposed single storey annexe to be used as housekeeper's accommodation. The annexe will be situated adjoining a swimming pool

	CM16 5JA M Sanchez	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.
Committee have <b>NO OBJECTION</b> with the work provided it is carried out under the supervision of the conservation officer at EFDC.		
EPF/1110/22	50 Bridge Hill Epping Essex CM16 4ER Emma Smithies	Demolition of existing outbuilding; proposed two storey wraparound extension, facade alterations, basement, loft conversion with rooflights, floor plan redesign and all associated works.
Committee have <b>NO OBJECTION</b> to this application.		

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

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.
Committee have <b>NO OBJECTION</b> to this application.		
EPF/1048/22	3B Thornwood Road Epping CM16 6SX Mr Tony Ayres	Proposed First Floor side extension over existing garage, single storey rear extension and loft conversion involving front and rear dormer windows, other minor alterations
Committee have <b>NO OBJECTION</b> to this application.		

**WITHDRAWN**

EPF/0252/22	Bury Farm Bury Lane Epping Essex CM16 5JA Maria Sanchez	Proposed single storey annexe with a pitched roof to accommodate a "live in" housekeeper.
Committee have <b>NO OBJECTION</b> with the work provided it is carried out under the supervision of the conservation officer at EFDC.		
LB/EPF/0260/22	Bury Farm Bury Lane Epping Essex CM16 5JA Maria Sanchez	Grade II Listed Building application for a proposed single storey annexe with a pitched roof to accommodate a "live in" housekeeper.
Committee have <b>NO OBJECTION</b> with the work provided it is carried out under the supervision of the conservation officer at EFDC.		

**COMMITTEE CASES****GRANTED** None**REFUSED** None