



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, 22nd November 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
16th November 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 8th November 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/0601/19	4 Station Road Epping Essex CM16 4HA Mr Charlie Biss	**Reconsultation** Reorganisation and retention of existing internal arrangements comprising mixed use restaurant and office space at ground floor (Class E) and 2no. self-contained studio units at first floor (Class C3) including 2 new rooflights. **NOTIFICATION OF AMENDED SCHEME: The original proposed scheme has been amended to reflect the "as-built" situation. The changes can be viewed on the Council's website in the normal way.**
<p><u>Decision taken by P&GP Committee - 10th September 2019</u></p> <p>Committee OBJECT to this application.</p> <p>This proposal is an overdevelopment of the site in terms of its density. Committee do not support residential accommodation at ground floor level, including at the rear of retail premises, in order to protect the vitality and vibrancy of Epping town centre and this contravenes policy.</p> <p>Even though the property is located near the tube station, there still should be car parking provision for three flats as well as allowance for visitors parking to the flats.</p> <p>There are severe parking issues in Epping and the insufficient parking from this scheme will put additional pressures from parking and congestion on Station Road and the surrounding roads. The generation of additional traffic and refuse in this already busy location, will result in a loss of amenity in terms of noise and disturbance. This proposal would make access difficult for emergency vehicles as well as refuse vehicles.</p> <p>Relevant policies: CP3 (i), CP6 (i), CP7, DBE9, DBE10, ST6, H3A, TC3 (ii). Emerging Local Plan: H1A (ii) and (iii), E2 F</p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		
EPF/2439/22	11A Institute Road Coopersale Epping CM16 7QY Mr P Jackson	Demolition of existing garage, proposed ground floor side extension.

EPF/2374/22	21 Lindsey Street Epping CM16 6RB Guglielmi	Ground floor rear extension, loft conversion with rear dormer and 2 roof lights. Alterations to existing roof on rear single storey element.
EPF/2486/22	36 Rayfield Epping CM16 5AD Mr and Mrs O Rankohi	Single storey side and rear extension with roof lantern over living room and two small rooflights over utility room.
EPF/2488/22	1 Lower Bury Walk Lower Bury Lane Epping CM16 5BE Mr Tony Field	TPO/EPF/08/07 T1: Sycamore - Fell, as specified.
EPF/2532/22	162-164 High Street Epping CM16 4AQ Specsavers	Application for Consent to Display a proposed fascia sign & a projecting sign.
EPF/2502/22	4A Kendal Avenue Epping CM16 4PN Pathtown Ltd, c/o Clear Architects	Application for Variation of Condition 2 for EPF/1376/19. (New build consisting of 2 luxury 4 bedroom homes).
EPF/1890/22	Epping Primary School Coronation Hill Epping CM16 5DU Epping Primary School	'Installation of permeable surface to provide a 'Daily Mile' track within the existing school playing fields and creation of two feature mounds from the excavated material, finished with wildflower grass'

8 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/1710/22	7 Hillcrest Way Epping CM16 7AR Mr M McDonald	Proposed ground floor rear extension.
Committee have NO OBJECTION to this application.		
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').
Committee have NO OBJECTION to this application. However, Committee are saddened by the loss of another bungalow in Epping. Epping Town Council continue to acknowledge the importance of bungalows which should be preserved. The constant development of traditional, single storey bungalows 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 and draft Epping Neighbourhood Plan.		
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 lift, as specified.

Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		
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
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		
EPF/2044/22	34 Bower Hill Epping CM16 7AL Mr and Mrs D Duggan	Removal of existing car port to front. Existing front single storey extension to have new windows and perimeter pitched roof. Proposed single storey and two storey side extension. The upper storey set off boundary by 1m. Roof remodelled to facilitate a loft roof with rear dormer. (Revised application to EPF/0446/22).
Committee have NO OBJECTION to this application.		
EPF/1807/22	Thatched House Hotel High Street Epping CM16 4AP Mr Michael McGarr	Grade II Listed Building application for proposed internal works.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.		
EPF/1685/22	Epping Sports Club Lower Bury Lane Epping CM16 5HA Anthony John Sanderson	Erection of safety netting to protect the bowling green and tennis courts.
Committee have NO OBJECTION to this application.		
EPF/2015/22	Warslin Lea 32A Hartland Road Epping CM16 4PE Mr & Mrs Micheal Rowland	Small alterations including conversion of rear double length garage and link garage to house.
Committee have NO OBJECTION to this application.		
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.
<p>The EFDC Tree team noted Epping Town Council's objection below to the loss of this Lime tree. The Tree and Landscape Officer sent a copy of his case report and asked that councillors consider withdrawing their objection. The Planning & Events Officer emailed Epping Town Council's Planning & General Purposes Committee including the report and asked for feedback.</p> <p>Given the report the Tree and Landscape Officer did for this application, the Epping Town Council via the Planning & General Purposes Committee WITHDREW the objection to this tree felling based the EFDC expert opinion.</p> <p>Previously, Committee OBJECT to the felling of a Lime tree which has been included in this application. Committee have concerns that the Lime tree is dying and commented that there is no tree report or other information provided about the disease affecting this dying tree.</p>		

There is insufficient evidence to show this work is necessary and the planning system has a duty to protect trees, in accordance with policies LL7, LL8, LL9 and LL10 of the Relevant EFDC Combined Local Plan Policies.

Committee have **NO OBJECTION** to the crown reduce works to the other Lime trees and Beech tree provided it is carried out under the supervision of the arboricultural officer at EFDC.

Delegated Cases:

REFUSED:

A/EPF/2514/21	156 High Street Epping CM16 4AQ Mrs Sarah Oliver	Proposed change of signage at the front of the shop.
Committee have NO OBJECTION to this application.		
EPF/2835/20	Vincent House Grove Lane Epping CM16 4LH Mr S Brody	Creation of small amenity area and external changes to ground floor unit.
Committee OBJECT to this application. Committee agreed that there would be a loss of amenity with the removal of car parking spaces for the residents who would occupy this development. There are severe parking issues in Epping and the insufficient parking from this scheme will put additional pressures on the surrounding roads. Relevant policies: ST6, DBE6 (Adopted Local Plan) Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.		
EPF/1732/22	11A St Johns Road Epping CM16 5DN Ms Joanne Knight	Grade II listed building consent for additional window.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.		

RAISE NO OBJECTION

EPF/2043/22	Greenleys 1 Highfield Place Epping CM16 4DB Mrs Gill Elderfield	Bell Common Conservation Area T1: Wild Cherry – Fell
Committee OBJECT to the felling and removal of the T6 Lawson Cypress tree along with the T0 Wild Cherry tree which is listed in the description of works on the application form. Committee commented that there was no information or tree report provided which would be expected for felling of trees. Committee also asked why no explanation was given about why these trees are to be felled and what type of tree would be the replacement(s), if any. Committee have NO OBJECTION with the work to the T5 Beech tree crown reduction work only provided it is carried out under the supervision of the arboricultural officer at EFDC. Relevant policies: CP2(i), LL7, LL8, LL9, LL10 (Local Plan 1998 & Alterations 2006) SP6 (Emerging Local Plan) Para 131 (NPPF) Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.		

EPF/2088/22	11 Hemnall Street Epping CM16 4LS JH Tree Felling	Epping Conservation Area T1: Magnolia - Light reduction by 0.5m all over. T2: Bay - 30% reduction by 1m all over. T3: Conifer - Fell.
The Planning & Events Officer spoke to Epping Forest District Council (EFDC) about these types of 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 - EFDC waiting on S106 Legal Agreement being signed before confirmed official.**

EPF/0045/22	Southview Coopersale Common Coopersale CM16 7QT Carlton House Holdings	Demolition of the existing dwelling and extensive outbuildings and the erection of three new detached traditional brick-built dwellings.
<p>Committee STRONGLY OBJECT to this application.</p> <p>Whilst Committee note the revised application, these revisions have not addressed Committee's previous concerns.</p> <p>In addition, the design of this new proposal is not appropriate to the streetscene and within this rural village setting. The Committee also agree that the replacement of a family house which has become delapidated should be like for like with the existing dwelling and not be three family dwellings to replace one family dwelling on this site. Committee agree that the previous comments still stands which are stated again on this objection.</p> <p>The proposal is a vast overdevelopment of the site in terms of its size and density, which would result in a loss of amenity for neighbouring properties in terms of overlooking, visual impact and dominance. Coopersale is a rural village which has already seen major development on the former allotment site and the village infrastructure cannot cope with any more multiple development. The proposal to erect nine homes on this site would adversely affect the character of the surrounding area and have a detrimental effect on the street scene, as the large hedgerow that would be lost as part of the development is a key visual feature on the approach into this rural village. The site also abuts Green Belt land and the Essex Way and the prominence of this proposal would adversely affect these key green spaces and natural wildlife habitats.</p> <p>The proposal would have an extremely detrimental effect on Highway safety, as the entrance would be located on a very dangerous bend where traffic approaches at speed and where there is no adequate pavement. This development would attract at least 21 additional vehicles, accessing the site on a regular basis. The access to this site cannot accommodate such an increase in vehicular movement and would result in harm to the existing area, through which the new traffic would move, including the neighbouring church hall. This would be extremely heightened during the period of construction.</p> <p>Relevant policies: (Local Plan 1998 & Alterations (2006)) CP2 (i), (iv) & (v), CP7, DBE1, DBE2, DBE4, DBE9, DBE10, LL1, LL10, ST4 NPPF Para 8 (b), 9, 124, 127 Emerging Local Plan: H1, DM2, DM9, DM10</p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		

COMMITTEE CASES**GRANTED**

EPF/3050/21	4 Kendal Avenue Epping CM16 4PN Mr Virk	Demolition of existing dwelling and construction of a new dwelling.
<p>Committee strongly OBJECT to this application.</p> <p>Committee are surprised to see another planning application at this address for the demolition of a perfectly good property which is in keeping with the streetscene and in a prominent position on Kendal Avenue and Hartland Road. Committee strongly object to the loss of this large, attractive family house.</p> <p>The Committee acknowledged the previous number of planning applications to demolish this property which were opposed by the Town Council and refused permission by Epping Forest District Council.</p> <p>This latest proposal is an overdevelopment of the site in terms of its height of three floors and bulk. It will affect the current streetscene in a negative way particularly the carefully styled properties on Kendal Avenue.</p> <p>Committee are aware of the large number of residents who are opposed to this proposal as well as the other recent previous applications on this site.</p> <p>Relevant policies: CP2, CP7, DBE2, DBE9, H3A. Emerging Local Plan: H1A (ii) & (iii) NPPF: Para 9</p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		
EPF/3291/21	The Gate House Coopersale Common Coopersale Epping CM16 7QT Mr R Balasuriya	The demolition of the existing dwelling and extensive outbuildings and the erection of a new detached traditional brick-built house (replacement dwelling).
<p>Committee STRONGLY OBJECT to this application.</p> <p>The amended plans do not address the Committee's previous concerns and only show slight changes to the proposal. The Committee received and acknowledged objections from neighbours about this proposed amended application.</p> <p>Committee continue to agree that this new design would not be in keeping within this traditional rural village. This design seems to have a mock Tudor influence which is detrimental to the streetscene and not like for like with the current house.</p> <p>The Committee continue to agree that demolishing a perfectly good family house is detrimental to the character of this surrounding area.</p> <p>Relevant policies: (Local Plan 1998 & Alterations (2006)) DBE1, DBE4 NPPF Para 8 (b), 9, 124, 127 Emerging Local Plan: H1, DM2, DM9, DM10</p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		

REFUSED None