



# 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 C Burgess (Mayor - *ex officio*)

Cllr C McCredie (Deputy Mayor - *ex officio*)

Cllr G Scruton

Cllr R Sharif

Cllr M Wright (Vice Chairman)

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, 23<sup>rd</sup> May 2023** at **7.15pm** for the purpose of transacting the business as set out in the agenda below.

**Beverley Rumsey**  
Town Clerk  
17<sup>th</sup> May 2023

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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 C McCredie and Cllr R Sharif have requested an entry be made in the minutes to make it clear that, as a member 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 25<sup>th</sup> April 2023. **(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 Epping Forest District Council giving notice of a Tree Protection Order (TPO) Tree Preservation Order TPO/EPF/01/23 at Theydon Bower, Bower Hill, Epping CM16 7AB. The Order 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 the Council is obtained. **(Attached)**

## 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/0159/23	Duke Of Wellington Public House 36 High Street Epping CM16 4AE APC Capital Ltd	<b>**Reconsultation**</b> Development of four 2-bedroom apartments, one 3-bedroom apartment (total of 5 apartments), car and cycle parking, landscaping and associated works.
<p><b><u>Decision taken by P&amp;GP Committee - 21<sup>st</sup> February 2023</u></b>  Development of four 2 bedroom apartments, one 3 bedroom apartment (total of 5 apartments), car and cycle parking, landscaping and associated works.  Committee <b>OBJECT</b> to this application.  The Committee felt that this proposal is an overdevelopment and over intensification of the site in terms of its size, bulk and density, which would result in a detrimental effect on the street scene.  There would be a loss of amenity for neighbouring properties due to their close proximity in terms of loss of light, overlooking and overshadowing.  Committee don't object to the site being developed but this proposal is overdevelopment.  Relevant policies: CP1 (ii), CP2 (iv), CP3, CP6, CP7, DBE1, DBE2, DBE9, H3A, H4A.  Emerging Local Plan: H1A (ii) &amp; (iii), DM9A, DM10.  NPPF paras 8, 9.  <a href="#">Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</a></p>		
EPF/0782/23	12 Centre Avenue Epping CM16 4JU Epping Forest District Council	Construct single storey rear extension to provide bedroom and bathroom facilities for registered disabled person.
EPF/0773/23	Warehouse at Rear of 225 High Street Epping CM16 4BL Mountcharm Group	Demolition of Warehouse at Rear of Boots, 225 High Street Epping, (accessed off Cottis Lane) and Replacement with 6 No New Build Flats to be accessed off Cottis Lane.

		Change of Use from Planning Class B8 to C3 Residential.
EPF/0832/23	323 Civic Offices, Epping Forest District Council High Street Epping CM16 4BZ Seed Space 1 Limited	Grade II listed building consent for brushed stainless steel letter to display "Regus" below the "Epping Forest District Council" signage and brush stainless steel sign wall mounted on the original building adjacent to the bridge entrance to the car park.
EPF/0676/23	Outbuilding to the rear of Lathams Home 64-66 High Street Epping CM16 4AE Mr Peter Helmers	Change of use and conversion of existing two storey furniture store into one self-contained dwelling.
EPF/0963/23	The Croft 1 Kendal Avenue Epping CM16 4PN Julian Knight	TPO/EPF/21/93 (Ref: T9) T1: Beech - Selective reduction of laterals by up to 1.5m, as specified.
EPF/2315/22	39 Church Hill Epping CM16 4RA Mr James Waller	Convert existing brick-built garage into part studio, part storage area.
EPF/0907/23	Former Ambulance Station The Plain Epping CM16 6TL Plain Land Ltd c/o RMP Prop	Application to vary condition 2 'Plan no's on EPF/1408/22 (Construction of 2 No. dwellings, alongside associated development)
EPF/0875/23	Land adjacent to Ivy Chimneys Ivy Chimneys Road Epping CM16 4DU Mr Phil Knowles	Construction of an L-shaped bungalow on the remaining part site of the original Burleigh House, in Ivy Chimneys, Epping. The proposed bungalow is sited on previously developed land and in a location that has already been granted planning permission for a new building.
EPF/0997/23	45 Coronation Hill Epping CM16 5DT Miss Rebecca Mead	A ground floor and first floor side extension to the right of the property stepped back 300mm from the front wall line of the existing house, with internal alterations. External alterations to elevations, with a reduction to the original proposed roof height.
EPF/0898/23	69 Hemnall Street Epping CM16 4LZ Susan and Andrew Smith	New 3-bedroom private detached cottage with basement
EPF/0342/23	1-3 Coopersale Common Garnon Mead Epping CM16 7QS Ms Sharon Clapich	Retrospective application for ground floor rear extension and all associated works

EPF/1001/23	4 Theydon Place Epping CM16 4NH Mrs Helen Simpson	TPO/EPF/28/08 (Ref: T11 & T15) T1 & T2: 2 x Lime - Crown reduce height by up to 25%, as specified.
EPF/1011/23	Rimrock Kendal Avenue Epping CM16 4PL Ms Jeanette Porter	TPO/EPF/21/93 T1: Beech - Crown reduce by up to 2.5m, as specified. Crown thin by up to 20%, as specified.

8 **OTHERS:**

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

EPF/0765/23	War Memorial Palmers Hill Epping CM16 Epping Town Council	Certificate of lawful development for proposed works to a listed building for repairs to damaged stonework.
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Committee is requested to **NOTE** this information.

9 **CONSULTATION**

New Application Veenoo Epping Ltd 26 High Street Epping Essex CM16 4AE  
Please find attached an application and plans for a new premises licence at the above location, the application is for an Italian Wine Bar and Restaurant for the following licensable activities:

**Live Music**

Sunday to Thursday 12.00 – 00.00, Friday to Saturday 12.00 – 01.00

**Recorded Music**

Sunday to Thursday 12.00 – 00.00, Friday to Saturday 12.00 – 01.00

**Late Night Refreshment**

Sunday to Thursday 23.00 – 23.30, Friday to Saturday 23.00 – 00.30

**The Sale by Retail of Alcohol**

Sunday to Thursday 12.00-23.30, Friday to Saturday 12.00 – 00.30 **On and Off sales**

**Non standard timings**

From the end of permitted hours on New Years' Eve to the start of permitted hours on New Years' Day. An additional hour on a Bank Holiday and the day preceding.

**Opening Times**

Sunday to Thursday 12.00 – 00, Friday to Saturday 12.00 – 01.00

The consultation period for this starts **28<sup>th</sup> April 2023** and ends **25<sup>th</sup> May 2023**, 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/0331/23	33 Charles Street Epping CM16 7AU Mr Rupert Wood	First floor rear extension. (Revised application)
Committee have <b>NO OBJECTION</b> to this application.		

EPF/0147/23	2 Orchard Heights Sunnyside Road Epping CM16 4JP Mrs Stacey Lawrence	TPO/EPF/16/06 T1: Oak - Crown reduce, 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/0115/23	Hope House 1A Allnutts Road Epping CM16 7BD Claims Consortium Group	TPO/EPF/38/91 T1: Monterey Cypress - Fell and replace, 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/0247/23	2 Wheelers Epping CM16 5AL Mr Charlie McCarthy	Single storey rear extension.
Committee have <b>NO OBJECTION</b> to this application.		
EPF/0109/23	1 Lower Bury Walk Lower Bury Lane Epping CM16 5BE Mr Tony Field	TPO/EPF/08/07 T1: Willow - Crown reduce by up to 3m, as specified. T2: Walnut - Selective prune of overhanging branches by up to 1.5m, as specified. T3: Ash - Selective prune of overhanging branches 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/0319/23	3B Thornwood Road Epping CM16 6SX Mr Tony Ayres	Proposed First Floor front and 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.		
EPF/0390/23	7 Homefield Close Epping CM16 4RB Mr and Mrs C and E Smith and Van Wyk	Proposed side entrance porch with pitched roof with new pedestrian access point off highway. (Existing vehicular access point retained). First floor extension and roof remodelling to make the two existing bedrooms over the ground floor living room larger and more useable. Pitched roof canopy on rear façade with window changes on the rear elevation and a new door arrangement into the kitchen. Proposed pitched roof over front facing bay window with door and window alterations. Proposed first floor side facing windows off extended bedrooms over front entrance porch (Revised application to EPF/1746/22)
Committee have <b>NO OBJECTION</b> to this application provided the tree work is carried out under the supervision of the arboricultural officer at EFDC.		

EPF/0198/23	18 Tower Road Epping CM16 5EL Mr Richard Franklin	TPO/EPF/23/90 (Ref: T1) T1: Sycamore - Crown reduction, 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/0418/23	2 James Street Epping CM16 6RR Mr and Mrs Holder	Garage conversion Internal alterations
Committee have <b>NO OBJECTION</b> to this application. Committee commented that they would ideally have liked for the garage to be kept as is because there is a problem with parking in the area.		
EPF/0495/23	67 Coronation Hill Epping CM16 5DT Ms Aleisha Charlton	A First floor side extension with a 1m step in from the boundary line and 0.5m step back from the existing facade. This will be above the existing ground floor side extension. Small ground floor front extension to the property with internal alterations.
Committee have <b>NO OBJECTION</b> to this application.		
EPF/0123/23	15 High Street Epping CM16 4AY Mr D Pughsley	Proposed front boundary wall with railings and gates to replace existing railings to provide improved security
Committee have <b>NO OBJECTION</b> to this application.		

**Raise No Objection:**

EPF/0466/23	43 Bell Common Epping CM16 4DY Mr and Mrs Marshall	Bell Common Conservation Area T1: Cherry - Fell. T2: 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.		
EPF/0656/23	121 Bell Common Epping CM16 4DZ Mr Sean Walford	Bell Common Conservation Area T1 & T2: Ash - Crown reduce by up to 50%. H1: Leylandi - 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.		
EPF/0764/23	The Lattice 30 Coopersale Street Epping CM16 7QJ Mr Tom Brady	Coopersale Street Conservation Area T1: Sycamore - Crown reduction height by 4.5m and lateral reduction of 2.5m. T2: Willow – Pollard to a height of 6m.
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.		
EPF/0483/23	1 Griffins Wood Cottages High Road Epping CM16 4DH SMC - Brown	Bell Common Conservation Area TG1 & TG2: Mixed - 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.

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

EPF/0259/23	Coniston Court Bower Hill Epping CM16 7BH Coniston Court (Epping) Flat Management Limited	TPO/EPF/10/76 (Ref: T1) T1: Oak - Reduce to previous pruning points, as specified.
<p>Committee agreed that it was unclear if the works are for pruning this Oak tree or felling of this tree. According to the Tree Survey 5.12, it advises that pruning alone will not be "sufficient" and "recommends the complete removal of the tree." Yet in the description of works on the application form, it states that it is removing 2m-2.5m of the tree. Committee <b>OBJECT</b> to the felling of this tree.</p> <p><a href="#">Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</a></p> <p>Committee have <b>NO OBJECTION</b> to pruning work provided it is carried out under the supervision of the arboricultural officer at EFDC.</p>		
EPF/0251/23	45 Coronation Hill Epping CM16 5DT Miss Rebecca Mead	A ground floor and first floor side extension to the right of the property with internal alterations. External alterations to elevations.
Committee have <b>NO OBJECTION</b> to this application.		
EPF/0161/23	171-173 High Street, Epping CM16 4BL Mountcharm Group	Change of Use of Existing First and Second Floor Offices Class E to create 6 No Residential Apartments Class C3, including changes to the facade, by adding new sliding sashes to the front elevation (in the existing openings), windows to side elevations and windows and balconys to the rear.
Committee have <b>NO OBJECTION</b> to this application.		

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