



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, 13th September 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
7th September 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 Tuesday, 23rd 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/1729/22	80 The Plain Epping CM16 6TW Mr Ben Austin	First floor rear extension.
EPF/1629/22	90 St Johns Road Epping CM16 5DP Mrs Judith Lunn	Ground floor rear extension
EPF/1687/22	12 Ravensmere Epping CM16 4PS M Eichhorn-Schurig	Retrospective Householder application for a window on the southern elevation.
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
EPF/1746/22	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.
EPF/1710/22	7 Hillcrest Way Epping CM16 7AR Mr M McDonald	Proposed ground floor rear extension.
EPF/1717/22	Rooftop at Epping Tower 33 High Street Epping CM16 4LY Cellnex UK Ltd	Proposed additions to existing base station installation.
EPF/1323/22	Coopersale Hall Farm Unit 10 Fluxs Lane	Conversion of existing ancillary building to dwelling with

	Epping CM16 7PE Mr Peter Sjoberg	associated amenity space and parking for use by site manager. (Revised application to EPF/3076/20).
EPF/1987/22	36 Centre Drive Epping CM16 4JF Mr Alex Piggott	TPO/EPF/25/93 T12: Lime – Fell and replace, as specified. TPO/EPF/43/08 T1: Lime, T2-T3, T7-T9 & T13: 6 x Sycamore – Crown lift overhanging branches to 5m above ground level, as specified. Reduce lateral overhanging branches, as specified.
EPF/1925/22	Verge opposite 3 Oak Glade Coopersale Epping CM16 7QP Essex Highways	TPO/EPF/30/91 T1: Oak - Crown reduce by up to 20%, as specified. Crown thin by up to 15%, as specified. Crown lift to 5.2m above ground level, as specified.
EPF/0045/22 (Amended plans/reconsult)	Southview Coopersale Common Coopersale Epping CM16 7QT Carlton House Holdings	The 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>		

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
[Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.](#)

8 OTHERS:

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

EPF/1971/22	4A, Kendal Avenue, Epping, CM16 4PN Mr Thomas Atkinson	Application for approval of details reserved by condition 11 'Tree Protection Plan' on EPF/1376/19 (New build consisting of 2 luxury 4 bedroom homes)
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Committee is requested to **NOTE** this information.

9 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/2408/21	73 Lindsey Street Epping CM16 6RD Mr Robert Miller	Demolition of existing buildings and erection 10 residential dwellings (Use Class C3) with associated refuse storage, car and cycle parking, landscaping and associated infrastructure.
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Committee **OBJECT** to this application.
 While the Committee acknowledge and welcomes the development of this brownfield site, there are issues with this proposal. The Committee acknowledge receipt of objections from residents.
 Committee commented that the design of the layout needs to be looked at and how these three storey blocks may affect loss of amenity such as overlooking for neighbours. The proposed buildings are located close to the boundary of the site near to neighbouring houses. The addition of trees and landscaping to screen the site will not be adequate to conserve privacy and stop overlooking.
 There is also the issue of insufficient car parking for the number of residential units being proposed on the site. There are 10 car parking spaces being proposed for 10 three-bedroom dwellings and only two visitor parking spaces. There are severe parking issues in Epping and the insufficient parking from this scheme will put additional pressures on the surrounding roads.
 Relevant policies: CP2 (iv), CP7, DBE1, DBE2, DBE4, DBE5, DBE6, DBE9, H3A, ST6. (Local Plan 1998 & Alterations 2006)
 DM9A, DM9J, DM10A, T1C (Emerging Local Plan). NPPF paras 8, 9, 127, 134, 185.
[Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.](#)

You can comment on this appeal online at the appeals area of the Planning Portal (<https://acp.planninginspectorate.gov.uk/>) quoting the above reference by 07/10/2022.

10 PLANNING DECISIONS

Committee are requested to **NOTE** no planning decisions have been received from EFDC for this period.