

**MINUTES of the PLANNING AND GENERAL PURPOSES COMMITTEE MEETING held by ZOOM (digital meeting platform) on Tuesday, 9<sup>th</sup> March 2021 at 6.30pm.**

**PRESENT:** Cllr N Avey (Chairman)  
Cllr B Scruton (Vice Chairman)  
Cllr C Burgess  
Cllr C McCredie  
Cllr G Scruton (Mayor - *ex officio*)  
Cllr M Wright (Deputy Mayor - *ex officio*)

**IN ATTENDANCE:** One member of the press and two members of the public were present.

**OFFICERS:** Beverley Rumsey (Town Clerk)  
Geraldine Vallis (Planning & Events Officer)

449 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr M-L Whitbread.

450 **DECLARATIONS OF INTEREST**

Cllr C McCredie declared a non-pecuniary interest in application EPF/0281/21 Garages to the rear of nos 13-43 Charles Street because she lives in Charles Street.

Cllr B Scruton declared a non-pecuniary interest in application EPF/2988/20 Hetherlow 26 Kendal Avenue because she lives near the applicant.

Cllr N Avey and Cllr C McCredie requested an entry to be made in the minutes, to make it clear, that as members of both the Town and District 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.

451 **DISPENSATIONS**

There were no dispensations.

452 **CONFIRMATION OF MINUTES**

Committee **RESOLVED** that:

**the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 23<sup>rd</sup> February 2021 be signed by the Chairman as a true record.**

453 **PUBLIC QUESTIONS OR COMMENTS**

**Please note:** Members of the public were invited to join this meeting by meeting code and password. Should members of the press and public not be able to join remotely, they are asked to contact the Town Council by 4pm on the day of the meeting.

The Planning & Events Officer advised members that a neighbour would like to speak regarding EPF/0281/21 Garages to the rear of nos 13-43 Charles Street which would be discussed under item 7/8.

454 **NOTICES AND INFORMATION**

The Planning & Events Officer advised members of a planned road closure by Essex County Council of Centre Avenue, due to commence on 26th March 2021 for 12 days while Essex County Council undertakes micro surfacing.

Committee **NOTED** the above.

*Planning application EPF/0414/21 19 Centre Drive was moved to first application for discussion and EPF/0281/21 Garages to the rear of nos 13-43 Charles Street as second application as objectors were present.*

455 **OTHERS**

EPF/0414/21	19 Centre Drive Epping CM16 4JH Mr Justin Richards	Application to determine if Prior Approval is required for a Larger Home Extension measuring 4.05 metres, height to eaves of 2.98 metres & a maximum height of 3.30 metres.
Committee <b>NOTE</b> this application.		

456 **PLANNING APPLICATIONS**

Committee **CONSIDERED** the following planning and tree applications received from Epping Forest District Council since the date of the previous meeting until the date of this agenda.

EPF/0281/21	Garages to the rear of nos 13-43 Charles Street Epping CM16 7AU Mr Russell Tomkins	Application for Variation of conditions 2 'plan numbers' and 21 'No new windows in southern walls' for EPF/3426/18. (Demolition of the existing garage buildings and the erection of 9 x 2 bedroom mews houses, with associated landscaping, parking, bike and refuse stores).
<p>Committee <b>OBJECT</b> to this application.</p> <p>The Committee originally objected to the proposals for this site on two previous occasions in particular as regards the design of the nine London 'Mews' houses, lack of car parking and concerns regarding access of traffic to the site. Epping Forest District Council granted permission to this previous application subject to a number of conditions. This new application is requesting a variation of two of these conditions which the Committee agreed would be even more detrimental to the streetscene.</p> <p>Condition 2 is a variation of a number of drawings which adds in an additional second floor to the nine houses proposing to add a study room which could in future be converted into a bedroom and each of the nine dwellings could become three-bedroom houses. The new drawings also include stairs to the new floor and a ground floor lobby area for each of the nine houses. Committee felt that these larger houses could allow for greater numbers of occupants in each of the nine dwellings on the site. Another</p>		

key change to the drawings is the adjustment of the roof lines of the nine Type A and C houses making the proposal much higher across the streetscene. Committee considered this to be an even bigger overdevelopment of the site than the previous application and greatly affects the character of the current urban environment.

The other Condition 21 included on this planning application refers to ‘No new windows in southern elevation walls of the nine dwellings’ and this new application adds a rooflight and front window to serve the new study room of each of the nine proposed dwellings. The reason why the District Council added this condition was to ‘To prevent overlooking and loss of privacy to the occupants of neighbouring properties, in accordance with the guidance contained within the National Planning Policy Framework, DBE9 of the adopted Local Plan and Alterations and Policy DM9 of the Epping Forest District Council Local Plan Submission Version 2017.’ Committee agreed that there should not be a loss of amenities for surrounding neighbours as a result of adding these extra windows.

The Committee also received new information from neighbours to this site regarding the lack of waste facilities and collection location. The neighbours have concerns that the lack of refuse and recycling facilities which are proposed so close to the dwellings on site and the location would also affect surrounding residents. Committee heard that the applicant proposes to have two different bins provided in the small store for each of the nine dwellings. Committee heard that the Fire Service have issued advice to nearby residents about this potential site and that there are a number of possible concerns such as a fire risk, targeted arson, vermin from overflowing rubbish from these new dwellings.

Overall, Committee continue to uphold their objection to this development and consider that this new variation of the application would be a much worse proposal than the previous application to the streetscene. Most importantly, Committee feels that the proposal does not consider the loss of amenities for existing neighbouring properties and does not allow adequate amenities for the potential residents who could be living at this new development. Relevant policies: CP2 (iv), CP3 (i) and (v), CP5, CP6 (i), CP7, DBE1, DBE2, DBE8, DBE9, DM9A, H3A, ST2, ST4, ST6.

NPPF: Para 55, 122(e), 127 (f), 128

Emerging local plan: H1A (ii), (iii), DM2, DM9A, DM9F, DM9J, DM10A, DM11A, DM21B (i).

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

*In the absence of the Chairman who had to leave early, the meeting was chaired by Cllr B Scruton (Vice Chairman).*

TPO/EPF/0260/21	Glyfada 14 A Kendal Avenue Epping CM16 4PW Mr Christopher Julien	TPO/EPF/45/91 (Ref: T2 & G2) T1 & T2: 2 x Limes - Crown reduce by up to 2m, as specified. Crown thin by 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/0107/21	12 St Albans Road Coopersale Epping CM16 7RD	First floor side and rear extension.

	Mr Mark Horsfall	
Committee have <b>NO OBJECTION</b> to this application.		
EPF/0261/21	28 Bury Road Epping CM16 5EU Mr Ben Wigan	Alterations to existing bungalow to convert to dwelling.
Committee have <b>NO OBJECTION</b> to this application.		
ADV/EPF/0245/21	33 High Street Epping CM16 4BA Mr T Brown	One non-illuminated fascia sign and 3 x directional signs.
Committee have <b>NO OBJECTION</b> to this application.		
EPF/2988/20	Hetherlow 26 Kendal Avenue Epping CM16 4PR Mr & Mrs Grafton	Single storey side extension and change of existing facade materials and alteration to roof.
Committee have <b>NO OBJECTION</b> to this application.		

457 **APPEALS**

EPF/2087/20	11 Charles Street Epping CM16 7AU Mrs Rebecca Boyd	Proposed single storey rear extension & extension of a dormer (Revised application to EPF/0928/20).
<b><u>Decision taken by P&amp;GP Committee – 27<sup>th</sup> October 2020</u></b>		
Committee have <b>NO OBJECTION</b> to this application.		

Committee **NOTED** the above appeal.

458 **EFDC PLANNING DECISIONS**

Committee **NOTED** that no planning decisions had been received from Epping Forest District Council for this period.

The Chairman closed the meeting at **7.11pm**.

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**Signature of Chairman**

**Date**