

MINUTES of the PLANNING AND GENERAL PURPOSES COMMITTEE MEETING held in the Main Hall, Epping Hall, St Johns Road, Epping on Tuesday, 11th May 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-L Whitbread
Cllr M Wright (Deputy Mayor - *ex officio*)

IN ATTENDANCE: One member of the press and 18 members of the public were present.

OFFICER: Geraldine Vallis (Planning & Events Officer)

543 APOLOGIES FOR ABSENCE

No apologies for absence were received.

544 DECLARATIONS OF INTEREST

Cllr M-L Whitbread declared a non-pecuniary interest in application LB/EPF/0919/21 Civic Offices, Conder Building and Car Park, 323 High Street as she is related to the Leader of Epping Forest District Council.

Cllr M-L Whitbread declared a non-pecuniary interest in application LB/EPF/1042/21 Civic Offices, Conder Building and Car Park, 323 High Street as she is related to the Leader of Epping Forest District Council.

Cllr M-L Whitbread declared a pecuniary interest in application VAR/EPF/0807/21 11 Lynceley Grange as she has dealings with the applicant through work.

Cllr M-L Whitbread declared a pecuniary interest in application EPF/0850/21 10 St Albans Road as she has dealings with the applicant through work.

Cllr M-L Whitbread declared a non-pecuniary interest in application EPF/3005/20 187 Lindsey Street as she knows the applicant through work.

Cllr M-L Whitbread declared a non-pecuniary interest in application EPF/0991/21 189 Lindsey Street as she knows the applicant through work.

Cllr N Avey and Cllr C McCredie declared a non-pecuniary interest in application EPF/0919/21 Civic Offices, Conder Building and Car Park, 323 High Street as they are both District Councillors of Epping Forest District Council.

Cllr N Avey and Cllr C McCredie declared a non-pecuniary interest in application LB/EPF/1042/21 Civic Offices, Conder Building and Car Park, 323 High Street as they are both District Councillors of Epping Forest District Council.

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.

545 **DISPENSATIONS**

There were no dispensations.

546 **CONFIRMATION OF MINUTES**

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 27th April 2021 be signed by the Chairman as a true record.

547 **PUBLIC QUESTIONS OR COMMENTS**

The Planning & Events Officer advised members that two objections were received from neighbours which was emailed to the Committee and would like to speak regarding EPF/0919/21 Civic Offices, Condor Building and Car Park, 323 High Street which would be discussed under item 7.

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The Planning & Events Officer advised members that an objection was received from Epping Society which was emailed to the Committee and would like to speak regarding EPF/0917/21 Former School, Centrepoint Building and Council Depot Land at St Johns Road, EPF/0918/21 Epping Sports Centre, 25 Hemnall Street, EPF/0919/21 Civic Offices, Condor Building and Car Park, 323 High Street and EPF/0919/21 Civic Offices, Condor Building and Car Park, 323 High Street which would be discussed under item 7.

548 **NOTICES AND INFORMATION**

ROAD TRAFFIC REGULATION ACT 1984 - SECTION 14(1)

Temporary Traffic Regulation Order of Nicholl Road, Epping

A notification has been received from Essex County Council giving notice of a planned road closure of Nicholl Road due to commence on 1st June 2021 for 15 days. The closure is required for the safety of the public and workforce while Essex County Council undertakes Machine Surfacing.

ROAD TRAFFIC REGULATION ACT 1984 - SECTION 14(1)

Temporary Traffic Regulation Order of Station Road, Bower Hill, Stewards Green Road, Epping

A notification has been received from Essex County Council giving notice of a planned road closure of Station Road, Bower Hill, Stewards Green Road, due to commence on 1st June

2021 for 15 days. The closure is required for the safety of the public and workforce while Essex County Council undertakes Road works – Pre Inlay Civils and Inlay.

ROAD TRAFFIC REGULATION ACT 1984 - SECTION 14(1)

Temporary Traffic Regulation Order of Nicholl Road, Epping

A notification has been received from Essex County Council giving notice of a planned road closure of Nicholl Road due to commence on 9th June 2021 for 15 nights (19.30 to 05.00). The closure is required for the safety of the public and workforce while Essex County Council undertakes Machine Surfacing.

Committee **NOTED** the above.

549 **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/0917/21	Former School, Centrepont Building and Council Depot Land at St Johns Road Epping CM16 7JU EFDC	Redevelopment of the former school buildings and depot. Demolition of five buildings and the retention of three locally listed buildings. Development to comprise erection of new apartment buildings and the conversion, extension and change of use of the existing locally listed Centrepont building and Cookery School to provide a mix of residential units (Use Class C3) and ancillary communal amenity areas. Extension and refurbishment of two existing locally listed semi-detached caretaker cottages. Revised vehicular and pedestrian access from St Johns Road and new pedestrian access from High Street, all associated car and cycle parking, servicing, hard and soft landscaping and associated works.
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Committee **OBJECT** to this application.

While the Committee acknowledge and welcomes the development of this part-brownfield site, there are considerable issues with this proposal. The Committee acknowledge receipt of objections from residents and the Epping Society.

The design of the layout needs to be looked at and how these many four and five storey blocks may affect loss of amenity such as overlooking on the nearby residential roads in a Conservation Area. The size and design of the blocks do not respect the character of the surrounding area and would have a detrimental effect on the street scene and character of the historic town of Epping.

There should be more of a mix of accommodation types such as houses, not just flatted accommodation. The proposal is a vast overdevelopment of the site in terms of its accommodation density. Most of the proposed apartments will be one-bedroom (114) and two-bedroom apartments (63) so not very suitable for families. While 40 percent is being

proposed as affordable housing, it seems it will be mainly aimed at the private rental market, not for sale. The large number of residential units does not include any allowance for essential services needed in the town such as access to doctors, school places etc.

The Committee noted from resident feedback that the two existing locally listed semi-detached caretaker cottages are privately owned and not part of this development. Committee would like this clarified and if this is the case, the description of the proposed development needs to be amended to reflect this.

The development includes the loss of a number of mature trees to facilitate development. The proposed replacement trees are as small as 20cm – 25cm and the removal of greenery will also affect the local wildlife. The proposed green infrastructure is not sustainable and is a token gesture. The green infrastructure needs to take into account the procurement of greenery, its appropriateness for the site and the future aftercare needed.

There is also the issue of vastly insufficient car parking for the number of residential units being proposed on the site and no allowance for visitor parking. There are 53 car parking spaces being proposed for 184 apartments. There are severe parking issues in Epping and the insufficient parking from this scheme will put additional pressures on the surrounding roads.

The Town Council’s Planning Committee would like to work with Qualis/EFDC to see how this development could be improved and be more acceptable to the community.

Relevant policies:

CP1 (ii), CP2 (iv), CP6, CP7, DBE1, DBE2, DBE4, DBE5, DBE6, DBE9, H3A, H4A, LL10 (i) & (ii), ST6. (Local Plan 1998 & Alterations 2006)

H1, DM2, DM5, DM9A, DM10 (Emerging Local Plan).

NPPF paras 8, 9, 61, 85, 122, 124, 127, 134, 180, 185.

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

EPF/0918/21	Epping Sports Centre 25 Hemnall Street Epping CM16 4LU EFDC	Redevelopment of existing Sports Centre and car park. Demolition of existing Sports Centre. Development to comprise a new apartment building and houses to provide a mix of residential units (Use Class C3), new vehicular and pedestrian access from Nicholl Road and new pedestrian access from Hemnall Street, all associated car and cycle parking, servicing, hard and soft landscaping and associated works.
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Committee **OBJECT** to this application.

While the Committee acknowledge and welcomes the mixed accommodation development of this part-brownfield site, there are some issues with the proposal. The Committee acknowledge receipt of objections from residents and the Epping Society. The design of the layout needs to be looked at and how the four-storey block may affect the nearby residential roads and any loss of amenity.

The development includes the loss of a number of mature trees to facilitate development and replacement trees being proposed are as small as 20cm – 25cm. The Committee also disagree with the proposed removal of the mature evergreen boundary which is used to screen Nicholl Road. The proposed green infrastructure is not sustainable and is a token gesture. The green infrastructure needs to take into account the procurement of greenery, its appropriateness for the site and the future aftercare needed. The Committee note EFDC’s Tree Team objection which states that there is inadequate provision for landscape retention.

There is also the issue of insufficient car parking for the number of residential units and no visitor parking being proposed on the site. There are severe parking issues in Epping and the insufficient parking from this scheme will put additional pressures on the surrounding roads.

The Town Council’s Planning Committee would like to work with Qualis/EFDC to see how this development could be improved and be more acceptable to the community.

Relevant policies:

CP1 (ii), CP2 (iv), DBE1, DBE2, DBE4, DBE5, DBE6, DBE9, LL7 (ii) & (iii), LL10 (i) & (ii), ST6. (Local Plan 1998 & Alterations 2006)

DM2, DM5, DM9A, DM10 (Emerging Local Plan).

NPPF paras 8, 9, 124, 127, 180.

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

EPF/0919/21	Civic Offices Conder Building and Car Park 323 High Street Epping CM16 4BZ EFDC	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.
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Committee **OBJECT** to this application.

While the Committee acknowledge and welcomes the mixed residential accommodation development of this part-brownfield site, there are some issues with the proposal. The Committee acknowledge receipt of the two neighbour objections as well as objections from the Epping Society. The design of the layout needs to be looked at and how these four-storey blocks will affect the nearby residential roads in a Conservation Area. Located on Buttercross Lane and Homefield Close in particular, there are two-storey and bungalow properties with direct loss of amenity including overlooking, loss of privacy and sunlight for one property which borders the site.

The Committee welcome the retention of the pond on the development. However, the Committee have concerns as regards public safety in the environs around the pond. The development includes the loss of a number of mature trees and replacement trees being proposed are as small as 20cm – 25cm. The Committee also disagree with the possible

removal of the hedgerow by the car park which will also affect the local wildlife. The proposed green infrastructure is not sustainable and is a token gesture. The green infrastructure needs to take into account the procurement of greenery, its appropriateness for the site and the future aftercare needed.

There is also the issue of insufficient car parking for the number of residential units and no provision for visitor parking being proposed on the site. There are severe parking issues in Epping and the insufficient parking from this scheme will put additional pressures on the surrounding roads.

The Town Council’s Planning Committee would like to work with Qualis/EFDC to see how this development could be improved and be more acceptable to the community.

Relevant policies:

CP1 (ii), CP2 (iv), DBE1, DBE2, DBE4, DBE5, DBE6, DBE9, LL7 (ii) & (iii), LL10 (i) & (ii), ST6. (Local Plan 1998 & Alterations 2006)

DM2, DM5, DM9A, DM10 (Emerging Local Plan).

NPPF paras 8, 9, 124, 127, 180.

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

LB/EPF/1042/21	Civic Offices Conder Building and Car Park 323 High Street Epping CM16 4BZ EFDC	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.
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Committee **OBJECT** to this application.

While the Committee acknowledge and welcomes the mixed residential accommodation development of this part-brownfield site, there are some issues with the proposal. The Committee acknowledge receipt of the two neighbour objections as well as objections from the Epping Society. The design of the layout needs to be looked at and how these four-storey blocks will affect the nearby residential roads in a Conservation Area. Located on Buttercross Lane and Homefield Close in particular, there are two-storey and bungalow properties with direct loss of amenity including overlooking, loss of privacy and sunlight for one property which borders the site.

The Committee welcome the retention of the pond on the development. However, the Committee have concerns as regards public safety in the environs around the pond.

The development includes the loss of a number of mature trees and replacement trees being proposed are as small as 20cm – 25cm. The Committee also disagree with the possible removal of the hedgerow by the car park which will also affect the local wildlife. The proposed green infrastructure is not sustainable and is a token gesture. The green

infrastructure needs to take into account the procurement of greenery, its appropriateness for the site and the future aftercare needed.

There is also the issue of insufficient car parking for the number of residential units and no allowance for visitor parking being proposed on the site. There are severe parking issues in Epping and the insufficient parking from this scheme will put additional pressures on the surrounding roads.

The Town Council's Planning Committee would like to work with Qualis/EFDC to see how this development could be improved and be more acceptable to the community.

Relevant policies:

CP1 (ii), CP2 (iv), DBE1, DBE2, DBE4, DBE5, DBE6, DBE9, LL7 (ii) & (iii), LL10 (i) & (ii), ST6. (Local Plan 1998 & Alterations 2006)

DM2, DM5, DM9A, DM10 (Emerging Local Plan).

NPPF paras 8, 9, 124, 127, 180.

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

The Chairman agreed a short break of five minutes before the next part of the meeting to allow for the public to leave the Main Hall.

EPF/0824/21	82 Coopersale Common Coopersale Epping CM16 7QU Mr Henry Luu	Erection of outbuilding.
Committee have NO OBJECTION to this application.		
EPF/0850/21	10 St Albans Road Coopersale Epping CM16 7RD Reece Wyatt	Ground floor single storey side extension to include a garage, utility, WC and extended kitchen.
Committee have NO OBJECTION to this application.		
EPF/0899/21	18 Bridge Hill Epping CM16 4ER Ms J Bales	Removal of existing rear and side single storey conservatory. Proposed single storey rear and side extension with gable end pitched roof and rooflights.
Committee have NO OBJECTION to this application.		
EPF/3005/20	187 Lindsey Street Epping CM16 6RF Mr Paul O Mullan	Replacement dwelling (Revised application to EPF/1384/20)
Committee OBJECT to this application.		
Committee note the revised plans for this site but felt that this new proposal is still an overdevelopment of the property. The replacement dwelling is not like for like and would result in the loss of yet another bungalow in the town. There is also loss of amenity with this proposal as it would be a lot taller and overshadow the existing neighbouring bungalow.		

<p>The importance of this type of bungalow accommodation has been recognised in the emerging Local Plan. The emerging Local Plan refers to the accessibility of bungalows; rooms in the roof, do not equal accessibility. 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.</p> <p>Relevant policies: CP1 (ii), CP2 (iv), CP6, CP7, DBE4, DBE9, H3A, H4A (Local Plan 1998 & Alterations 2006) H1 (Emerging Local Plan). NPPF paras 8, 9, 61, 127. Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		
VAR/EPF/0807/21	11 Lynceley Grange Epping CM16 6RA Mr Scott O'Brien	Application for Variation of condition 2 'plan numbers' for EPF/1736/20. (Demolition of the existing garage. Erection of single storey rear and side extension. Enlargement of existing front and rear dormers).
Committee have NO OBJECTION to this application.		
TPO/EPF/1010/21	22 Kendal Avenue Epping CM16 4PW Ms Maxine Starling	TPO/EPF/45/91 (Ref: G3) T3: Pine - Fell and replace, as specified.
<p>Committee OBJECT to this application.</p> <p>Committee acknowledges and supports EFDC's refusal and arboricultural report from the previous application in 2020 and note that this is another application for the same tree fell works.</p> <p>Committee do not support the felling of this TPO Pine tree. This is one of a three Pine trees that are prominent in a conservation area and its removal would have detrimental damage to the street scene. There is no current tree report to support this works.</p> <p>Relevant policies: CP2(i), HC6, LL7, LL8, LL9, LL10 (Local Plan 1998 & Alterations 2006) SP6 (Emerging Local Plan) Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		
EPF/0970/21	22 Kendal Avenue Epping CM16 4PW Maxine Starling	New Orangery.
Committee have NO OBJECTION to this application.		
CLD/EPF/0623/21	30 Bower Hill Epping CM16 7AD	Application for a Lawful Development certificate for confirmation of existing

	Mr Hassan	mixed use for dwelling, car sales, car wash and MOT testing.
<p>Committee OBJECT to this application.</p> <p>Committee felt that the mixed use proposal would be a misuse and inappropriate development of the site in a residential area. Committee are also concerned about the loss of amenity to neighbours in terms of noise and nuisance through these changes of use on the site.</p> <p>Relevant policies: Policies DBE2, DBE9, E4A (ii) (Local Plan 1998 & Alterations 2006) Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		
EPF/0902/21	67 St Johns Road Epping CM16 5DW Ms and Mr L and M Boemia and Colyer	Single storey rear extension to replace an existing conservatory. New enlarged side entrance lobby with pitched roof. Rear roof dormer window to facilitate a loft conversion.
<p>Committee have NO OBJECTION to this application.</p>		
EPF/0940/21	60 Stewards Green Road Epping CM16 7PD Mr & Mrs Begum	Change of use of barn store and adjacent storage room to residential annexe.
<p>Committee have NO OBJECTION to this application.</p>		
EPF/0991/21	189 Lindsey Street Epping CM16 6RF Mr Neil Leahy	First floor extension with front and rear dormers including Juliet balcony at rear.
<p>Committee OBJECT to this application.</p> <p>The Committee felt that this proposal is an overdevelopment of the property. The proposal would turn the bungalow into a house. The extension would result in the loss of yet another bungalow in the town. There is also loss of amenity with this proposal as it would be a lot taller and overshadow the neighbouring bungalow.</p> <p>The importance of this type of bungalow accommodation has been recognised in the emerging Local Plan. The emerging Local Plan refers to the accessibility of bungalows; rooms in the roof, do not equal accessibility. 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.</p> <p>Relevant policies: CP1 (ii), CP2 (iv), CP7, DBE2, DBE9, DBE10, H3A, H4A (Local Plan 1998 & Alterations 2006) H1 (Emerging Local Plan). NPPF paras 8, 9, 61, 127. Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		

550 **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/2500/20	11 Tower Road Epping CM16 5EL Mr & Mrs Rob Jones	Proposed loft conversion with a rear dormer, rooflight windows and x 3no. petite dormers facing east.
Decision taken by P&GP Committee - 24th November 2020 Committee have NO OBJECTION to this application.		

Committee **NOTED** the above appeal.

551 **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 **8.35pm**.

Signature of Chairman

Date