

**MINUTES of the PLANNING AND GENERAL PURPOSES COMMITTEE MEETING held in the Main Hall, Epping Hall, St Johns Road, Epping on Tuesday, 22<sup>nd</sup> June 2021 at 6.30pm.**

**PRESENT:**

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

**OFFICER:** Beverley Rumsey (Town Clerk)

**64 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr C Burgess.

**65 DECLARATIONS OF INTEREST**

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.

Cllr B Scruton and Cllr M Wright declared a non-pecuniary interest in EPF/1300/11 and LB/EPF/1152/21, as they know the person making the application.

**66 DISPENSATIONS**

There were no dispensations.

**67 CONFIRMATION OF MINUTES**

Committee **RESOLVED** that:

**the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 8<sup>th</sup> June 2021 be signed by the Chairman as a true record.**

**68 PUBLIC QUESTIONS OR COMMENTS**

The Town Clerk advised members that two objections were received from neighbours which were emailed to the Committee. These would be addressed under agenda item 7.

**69 NOTICES AND INFORMATION**

There were no notices or information.

70 **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.

<p>EPF/2925/20</p>	<p>Cottis Lane Car Park Cottis Lane Epping CM16 5LL Qualis Group</p>	<p>Full application for the redevelopment of existing surface level car park comprising the demolition of public toilets and the construction of a multi-deck car park, cinema (sui generis), commercial floorspace (mixed Class E), replacement public toilets and cycle store, all associated plant, together with new vehicular and pedestrian access, all hard and soft landscaping, and associated works. ** Amendment to proposed highway and landscape works. Minor scheme changes to accommodate flexible cycle storage options, bin storage space and material colour changes to the northern elevation **</p>
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**Decision taken by P&GP Committee – 22<sup>nd</sup> June 2021**

Committee have **NO OBJECTION** to this application.  
Committee would request that consideration is given to porous tarmac to aid drainage. Committee would further request that consideration is given to any possible hedgerow planting, to aid biodiversity.  
Relevant policies  
Local Plan & Alterations: (1998) & (2006): CP2, CP5  
Emerging Local Plan (2017): SP4, SP6; T1

**Decision taken by P&GP Committee – 12<sup>th</sup> January 2021**

Committee agreed **TO POSTPONE** returning comments for this planning application until after its Full Council meeting. Epping Town Council will return comments by the deadline of the 18<sup>th</sup> January to Epping Forest District Council.  
**While NO OBJECTION was made to Cottis Lane car park application, comments were added after the Full Council meeting on 14<sup>th</sup> January which were returned by the deadline of 18<sup>th</sup> January to Epping Forest District Council.**  
**Epping Town Council have no planning objection to this proposal, but would request the following are taken into consideration:**  
Epping Town Council are concerned about the loss of amenity for the neighbouring properties at Bakers Lane, in terms of visual impact, loss of light and noise and would request consideration is given to the positioning and scale of the buildings in order to minimise that loss of amenity.  
Epping Town Council would request that the design is as sympathetic to the conservation area as possible and question whether the building could be lower.  
Council would request that there is sufficient green space and landscaping, given the volume of trees to be removed to facilitate development and would suggest this could be increased.  
Council would request that there is sufficient habitat protection and provision for wildlife, with any work carried out at the correct time of year.

<p>There are Highways safety implications relating to traffic visiting and maybe queuing into this large car park, where there will be two possibly busy areas. The scheme must be designed to ensure the safe movement of pedestrians, as people use the leisure centre at Bakers Lane, potentially crossing from the car park at Cottis Lane.</p> <p>Relevant policies: CP2 (iv), CP7, DBE1, DBE2, DBE3, DBE9, LL7, LL10, ST2 (i) and (vi), ST4 (Adopted Local Plan)</p> <p>Emerging Local Plan: DM5 (i), DM9A, DM9F, DM9J,</p> <p>NPPF: Para 8 (b), 9, 124, 127</p>		
<p>EPF/2924/20</p>	<p>Bakers Lane Car Park Bakers Lane Epping CM16 5BD Qualis Group</p>	<p>Full application for the redevelopment of existing surface level car park to provide a leisure centre to include swimming pool, gymnasium, sports hall, squash courts and studio (mixed Class E (d) and F.2 (d)) together with disabled parking provision, new vehicular and pedestrian access, all hard and soft landscaping, and associated works.</p> <p>** Amendment to proposed highway and public realm works and associated alteration of the main entrance and external seating areas. Changes to architectural composition of front elevation to rationalise material palette including material changes and the introduction of additional glazing **</p>
<p><b><u>Decision taken by P&amp;GP Committee – 22<sup>nd</sup> June 2021</u></b></p> <p>Committee have <b>NO OBJECTION</b> to this application.</p> <p>Committee would request that consideration is given to porous tarmac to aid drainage. Committee would further request that consideration is given to any possible hedgerow planting, to aid biodiversity.</p> <p>Relevant policies:</p> <p>Local Plan &amp; Alterations: (1998) &amp; (2006): CP2, CP5</p> <p>Emerging Local Plan (2017): SP4, SP6; T1</p>		
<p><b><u>Decision taken by P&amp;GP Committee – 12<sup>th</sup> January 2021</u></b></p> <p>Committee have <b>NO OBJECTION</b> to this application.</p> <p>Committee request that the developers consider adding natural light to the first-floor studios on this development.</p> <p><b>While NO OBJECTION was made to Bakers Lane car park application, comments were added after the Full Council meeting on 14<sup>th</sup> January which were returned by the deadline of 18<sup>th</sup> January to Epping Forest District Council.</b></p> <p><b>Epping Town Council have no planning objection to this proposal, but would request the following matters are taken into consideration:</b></p> <p>The Town Council are concerned about the effect from this proposal on the residents of Bakers Villas located across the road as well as residents in Albany Court. This development would result in a loss of amenity for these neighbouring properties in terms of visual impact, plant noise and noise from nightlife. Natural daylight would be impaired for neighbours because of the positioning of the buildings. Epping Town Council would request that consideration is given to the design and positioning of the development to minimise the impact on neighbours.</p>		

<p>The materials need to compliment this particular urban streetscene.                  The Town Council are concerned about the lack of provision for wildlife and the volume of the removal of trees and vegetation. Any such works must be done at the correct time of year and habitats should be protected.                  The access for traffic needs to be carefully thought out in the design of the development as the more intense use of the site would be detrimental to Highway safety. The design must mitigate the potential for queuing to get into one car park, when previously parking has been spread across two sites. There are highway safety implications because of this, with pedestrians crossing the narrow Bakers Lane and Cottis Lane road areas. The circulation around the building should be carefully thought out in terms of vehicle and pedestrian access and safety.                  Relevant policies: CP2 (iv), CP7, DBE1, DBE2, DBE3, DBE9, LL7, LL10, ST2 (i) and (vi), ST4 (Adopted Local Plan)                  Emerging Local Plan: DM5 (i), DM9A, DM9F, DM9J,                  NPPF: Para 8 (b), 9, 124, 127</p>		
EPF/1344/21	4 Bell Farm Cottages High Road Epping CM16 4DF Mark Sophocleous	Summerhouse and storage outbuilding to rear yard.
<p>Committee have <b>NO OBJECTION</b> to this application.                  Committee would request a condition be placed on any planning permission granted that requires the building to remain ancillary to the main dwelling house.</p>		
EPF/1300/21	St John The Baptist Church St John's Road Epping CM16 5DR Mr Keith Hibberd	Application for proposed wheelchair disability access to main entrance of St John's church, to be achieved by introducing a gentle slope, eliminating the porch entrance step. Also, Handrails on main steps to be changed to a Victorian design, in keeping with the period of the church building.
<p>Committee have <b>NO OBJECTION</b> with the work provided it is carried out under the supervision of the conservation officer at EFDC.</p>		
LB/EPF/1152/21	St John The Baptist Church St John's Road Epping CM16 5DR Mr Keith Hibberd	Application for a Grade II* Listed Building for proposed wheelchair disability access to main entrance of St John's church, to be achieved by introducing a gentle slope, eliminating the porch entrance step. Also, Handrails on main steps to be changed to a Victorian design, in keeping with the period of the church building.
<p>Committee have <b>NO OBJECTION</b> with the work provided it is carried out under the supervision of the conservation officer at EFDC.</p>		
EPF/1374/21	80 Coopersale Common Coopersale Epping CM16 7QU Guy	Erection of a first floor side extension.
<p>Committee have <b>NO OBJECTION</b> to this application.</p>		

EPF/1399/21	Criscia Mount Road Epping CM16 7PQ Mr Jake Skipper	House redevelopment - Chimney added & replacement of existing gates to front (Amended application to EPF/0462/21)
<p>Committee have <b>NO OBJECTION</b> to this application.</p> <p>Committee would request that consideration is given to setting the gates back to allow cars to pull off the main road and wait for the gates to open, as this property is on a busy bend and close to a dangerous junction. Without this, it will be detrimental to Highway Safety.</p> <p>Relevant policies: Local Plan &amp; Alterations: (1998) &amp; (2006): ST4. Emerging Local Plan (2017) T1</p>		

71 **APPEALS**

EPF/2689/20	70 Beaconfield Road Epping CM16 5AT Mr Federico Ciccotti	Single storey ground floor front extension.
<p><b><u>Decision taken by P&amp;GP Committee - 22<sup>nd</sup> December 2020</u></b></p> <p>Committee have <b>NO OBJECTION</b> to this application.</p>		

Committee **NOTED** the above appeal.

72 **PLANNING DECISIONS**

Committee **NOTED** that the planning decisions received from Epping Forest District Council for this period.

**GRANTED:**

**Delegated Cases**

EPF/0626/21	EPF/0653/21	EPF/0697/21	EPF/0705/21
EPF/0709/21	EPF/0807/21	10/CM16 7RD	EPF/0940/21
EPF/2883/20	LB/EPF/0656/21		

**REFUSED:**

**Delegated Cases**

EPF/0444/21	EPF/0662/21	EPF/0970/21	EPF/3005/20
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**GRANTED:**

**Committee Cases**

EPF/1376/19			
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The Chairman closed the meeting at **7.07pm**.

**Signature of Chairman**

**Date**