

**MINUTES** of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held in the **Conference Room, Epping Hall, St Johns Road, Epping** on **Tuesday, 8<sup>th</sup> February 2022** at **6.30pm**.

**PRESENT:**

Cllr B Scruton (Vice Chairman and Deputy Mayor - *ex officio*)  
Cllr S Baker  
Cllr C Burgess  
Cllr C McCredie  
Cllr G Scruton  
Cllr M Wright (Mayor - *ex officio*)

**IN ATTENDANCE:** Two members of the public were present and no members of the press were present.

**OFFICER:** Geraldine Vallis (Planning & Events Officer)

**375 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr N Avey (Chairman).

In the absence of the Chairman, the meeting was chaired by Cllr B Scruton (Vice Chairman).

**376 DECLARATIONS OF INTEREST**

Cllr B Scruton declared a pecuniary interest in application EPF/0028/22 140 High Street as she owns a nearby property.

Cllr G Scruton declared a non-pecuniary interest in application EPF/3139/21 2 Crossing Road as he is a landlord of one of the properties nearby.

Cllr G Scruton also declared a non-pecuniary interest in application EPF/0028/22 140 High Street as his family member owns a nearby property.

Cllr C McCredie declared a non-pecuniary interest in application EPF/3139/21 Hope House, 1A Allnutts Road as she knows the applicant.

Cllr C McCredie declared a non-pecuniary interest in application TPO/EPF/0067/22 2 Crossing Road as the resident who is objecting is known to her.

Cllr B Scruton declared a non-pecuniary interest in application EPF/0157/22 Five Farthings, 15 Kendal Avenue as she knows the applicant.

Cllr M Wright declared a non-pecuniary interest in application EPF/0157/22 Five Farthings, 15 Kendal Avenue as he knows 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.

377 **DISPENSATIONS**

There were no dispensations.

378 **CONFIRMATION OF MINUTES**

Committee **RESOLVED** that:

**the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 25<sup>th</sup> January 2022 be signed by the Chairman as a true record.**

379 **PUBLIC QUESTIONS OR COMMENTS**

The Planning & Events Officer advised members that four objections for EPF/3139/21 2 Crossing Road were received from residents which were emailed to the Committee and one of the residents were present and wanted to speak about the planning application. This would be addressed under agenda item 7.

The Planning & Events Officer advised members that one objection for EPF/0028/22 was received from a resident which were emailed to the Committee and the resident was present and wanted to speak about the planning application. This would be addressed under agenda item 7.

380 **NOTICES AND INFORMATION**

There were no notices and information.

381 **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. *Cllr S Baker joined the meeting.*

EPF/3139/21	2 Crossing Road Epping CM16 7BG Mr James and Christian Luckin	Converting a two storey 4 bedroomed house into a 2.5 storey of 3 flats consisting of 1x three bedrooms, 1x two bedrooms and a 1 bedroom Adding a new roof 3 car space at the front.
Committee <b>STRONGLY OBJECT</b> to this application. Whilst Committee note this revised application, these revisions have not addressed Committee's previous concerns. Committee acknowledged objections from four neighbours about this latest application which were noted. Committee wanted to add the extra issue that was highlighted by one of the neighbours. The removal of the current front garden area to be concreted over to provide three parking spaces would further hinder the rainwater run off issue the neighbours currently experience on Brook Road. Committee stands by their previous objection. Committee felt that this is an overdevelopment of the site and would result in a loss of amenities for neighbouring		

properties in terms of overlooking, loss of views, noise and light. This new proposed conversion would be taller than the nearest dwellings.

A mix of dwelling types is required and removing large, family homes does not contribute to this objective. The area has many large family homes, which is characteristic of this area of Epping and the loss would be detrimental to the character of the surrounding area.

The proposal does not provide sufficient parking for four flats, which would put additional pressure on the surrounding roads. The increased traffic resulting from the additional flats would be detrimental to highway safety, given its proximity to a busy junction, contrary to policy ST4.

Relevant policies: CP2 (iv), CP7, DBE2, DBE3, DBE8, DBE9, DBE10, DBE11, ST4, ST6 (Adopted Local Plan)

Emerging Local Plan: DM5 (i), DM9F, DM9J, DM10, DM16, H1A (ii) and (iii), T1

NPPF: Para 8 (b), 9, 124, 127

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

*Cllr B Scruton left the meeting and Cllr M Wright chaired the meeting for the next planning application.*

EPF/0028/22	140 High Street Epping CM16 4AG Ian Ansell	Demolition of the existing buildings on the site and the erection of 20 flats and one commercial unit with associated car and cycle parking and additional landscaping.
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Committee **OBJECT** to this application.

While the Committee acknowledges and welcomes the redevelopment of this industrial site, there are issues with the proposal. The Committee acknowledges receipt of a neighbour's objection to this application.

Committee felt that this is an overdevelopment of the site. The development would sit much further forward than the existing buildings, create a tunnelling effect and have an overbearing and dominant effect on the street scene. Hemnall Street has a mixture of dwelling types which are characteristic of Epping and this particular development would be detrimental to the character of the surrounding area. There are two-storey and three-storey properties which borders the site and the residential part of this proposal would cause direct loss of amenity including overlooking, loss of privacy and sunlight.

The proposal does not provide sufficient parking for 20 flats, which would put additional pressure on the surrounding roads. The increased traffic resulting from the additional flats would be detrimental to highway safety, given that Hemnall Street is a very narrow road and not wide enough for additional traffic, contrary to policy ST4. Committee have also commented that Hemnall Street is already used as a cut through for traffic when the High Street gets congested.

Relevant policies: CP2 (iv), CP7, DBE1, DBE2, DBE3, DBE8, DBE9, DBE11, ST4, ST6 (Adopted Local Plan)

Emerging Local Plan: DM5 (i), DM9A, DM9F, DM9J, DM10, H1A (ii) and (iii), T1

NPPF: Para 8 (b), 9, 104, 124, 127, 132, 185

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

*Cllr B Scruton rejoined the meeting and chaired the meeting from this point.*

TPO/EPF/0067/22	Hope House 1A Allnutts Road	TPO/EPF/38/91 T1: Monterey Cypress - Crown lift to 6m
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	Epping CM16 7BD Barron	above ground level, as specified. Crown reduce height & lateral branches by up to 4m, as specified. Crown thin by up to 15%, 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. However, Committee felt that 15% of the crown thin was excessive for this tree works.		
TPO/EPF/0083/22	Groombridge 3 Kendal Avenue Epping CM16 4PN Ms Arora	TPO/EPF/21/93 T11: Pine - Crown reduce lateral branches to previous points, 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/3281/21	8 James Street Epping CM16 6RR Jacqueline Ossowski-Mackie	Proposed rear dormer & increasing the fire wall with the adjoining neighbour.
Committee have <b>NO OBJECTION</b> to this application.		
EPF/0075/22	Bower Court Bower Hill Epping CM16 7AA Mr Steve Masters	TPO/EPF/10/16 T1 & T2: 2 x Horse Chestnut - Crown reduce by up to 2.5m, crown thin by up to 25% and crown lift to 4m above ground level, all 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/0157/22	Five Farthings 15 Kendal Avenue Epping CM16 4PW Mrs Joan Stace	TPO/EPF/21/93 (Ref: T37) T37: Beech - 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.		

382 **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 **7.25pm**.

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**Signature of Chairman**

**Date**