

MINUTES of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. Johns Road, Epping on **Tuesday, 23rd August 2022** at **7.15pm**.

PRESENT: Cllr N Avey (Chairman)
Cllr S Baker
Cllr C Burgess (Deputy Mayor - *ex officio*)
Cllr C McCredie
Cllr M Wright

IN ATTENDANCE: One member of the press and no members of the public were present.

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

148 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr B Scruton (Vice Chairman and Mayor - *ex officio*) and Cllr G Scruton.

149 DECLARATIONS OF INTEREST

Item 7 Planning Applications (Non-Pecuniary)

Cllr C McCredie declared a non-pecuniary interest in application EPF/1476/22 33 Charles Street because she lives on that road.

Cllr C McCredie declared a non-pecuniary interest in application EPF/1218/22 33 Charles Street because she lives on that road.

Cllr C McCredie declared a non-pecuniary interest in application EPF/1263/22 3 Oakleigh Rise as the applicant is known to her.

Cllr M Wright declared a non-pecuniary interest in application EPF/1754/22 51 Tower Road as he lives on that road.

Cllr M Wright declared a non-pecuniary interest in application EPF/1722/22 Rooftop at Epping Tower, 33 High Street as he lives nearby.

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.

150 DISPENSATIONS

There were no dispensations.

151 CONFIRMATION OF MINUTES

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Monday, 8th August 2022 be signed by the Chairman as a true record.

152 PUBLIC QUESTIONS OR COMMENTS

There were no public questions or comments.

153 NOTICES AND INFORMATION

There were no notices or information.

154 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/1713/20	12-14 Brickfield Road Coopersale Epping CM16 7QX c/o Agent, The Chisenhale-Marsh Estates Company	Proposed demolition of existing two dwellings and associated structures and redevelopment to provide four new dwellings, associated gardens and infrastructure. **AMENDED PLANS RECEIVED**
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Committee **OBJECT** to this application.

The amended plans do not address the Committee's previous concerns and the Committee continue to uphold their objection to this proposal.

This pair of cottages are of a particular architectural style which contribute to the street scene and should not be lost. The loss of these properties and the very modern design of the proposed properties would be detrimental to the street scene. The Town Council contacted the conservation officer at EFDC for advice prior to the meeting about this application. The conservation officer confirmed that this pair of early 20th century cottages at 12-14 Brickfield Road could, in their view, be considered to meet the criteria for non-designated heritage assets. To be included on the Local List, the building or structure should satisfy (a), and either (b) or (c) below:

(a) authenticity – buildings should be recognisably of their time, or of a phase in their history. If they have been unsympathetically altered, the change should be easily reversible. A building which is substantially unaltered, or retains the majority of its original features, qualifies under this criterion.

(b) architectural, local or townscape significance – the building must be a good example of a particular local building type or style or display good quality local craftsmanship and detailing.

(c) historical significance – the building should display physical evidence of periods of local economic, technical or social significance, well-known local people or historic

<p>events.</p> <p>After reviewing these cottages, the conservation officer felt that it could satisfy (a) and (b). The conservation officer stated that the presence of a similar pair of cottages down the road at no.3 and 4 Brickfield Road reinforces the townscape interest, especially as the properties built later on this road take clear architectural references from them.</p> <p>This information confirms that their contribution to local distinctiveness would be a material consideration in decisions on development proposals that directly affect their significance or setting. The Committee therefore request that the conservation officer at EFDC is involved in this particular planning application.</p> <p>Relevant policies: CP2 (iv), CP7, DBE10 Emerging Local Plan: DM9A and F NPPF Para: 110 (c), 124 Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		
EPF/1181/22	Epping Hall St Johns Road Epping Essex CM16 5JU Epping Town Council	Extension to existing community hall, and town hall offices.
Committee have NO COMMENTS to make regarding this application.		
EPF/0835/22	11 Griffins Wood Cottages High Road Epping Essex CM16 4DH Mr Myford	Two storey rear extension, part single storey, part two storey side extension, and garden room. Construction of single garage in the back garden with external stair. (Resubmission of previously approved applications EPF/1767/16 & EPF/2249/15).
Committee have NO OBJECTION to this application.		
EPF/1476/22	33 Charles Street Epping CM16 7AU Rupert Wood	Double Storey Rear extension
Committee have NO OBJECTION to this application.		
EPF/1218/22	33 Charles Street Epping CM16 7AU Rupert Wood	Loft extension raising ridge height to allow internal head height.
Committee have NO OBJECTION to this application.		
EPF/1644/22	Bakers Cottage Flux Lane Epping CM16 7PE Oak Tree Group of Schools	Variation of condition 8 `plan numbers' of EPF/2687/21 (Application for a Grade II Listed building for proposed demolition of existing conservatory, internal alterations to existing building and erection of new classroom building and link within former garden area).
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.		

EPF/1110/22	50 Bridge Hill Epping Essex CM16 4ER Emma Smithies	Demolition of existing outbuilding proposed two storey wraparound extension, mansard loft dormer extension, facade alterations, floor plan redesign and all associated works
Committee have NO OBJECTION to this application.		
EPF/1798/22	Whitebeams Kendal Avenue Epping, CM16 4PW Mr Cliff Mitchell	TPO/EPF/12/90 (Ref: T1) T1: Pine - Crown reduce by up to 1m, as specified
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		
EPF/1706/22	Eppingdene Livery Stables Ivy Chimneys Road Epping CM16 4DU Cellnex	TPO/EPF/08/90 (Ref: T1-T3) G1: Willow & Mixed Species - Crown lift trees around perimeter of mast site to 3m above ground level, as specified.
<p>Committee OBJECT to the felling of a Pine tree which has been included in this application. Committee have concerns that the Pine tree is dying and commented that the species of this tree is not specified but have reason to believe it to be a rare Wellingtonia coniferous tree. Committee note that there is no tree report or other information provided about the disease affecting this dying tree.</p> <p>There is insufficient evidence to show this work is necessary and the planning system has a duty to protect trees, in accordance with policies LL7, LL8, LL9 and LL10 of the Relevant EFDC Combined Local Plan Policies.</p> <p>Committee have NO OBJECTION to the crown lift works to the Willow and other trees except the Pine tree provided it is carried out under the supervision of the arboricultural officer at EFDC.</p>		
EPF/1570/22	39 Severns Field Epping CM16 5AP Mr Richard Adley	Raising of the Roof Ridge Height 450mm to accommodate proposed loft conversion.
Committee have NO OBJECTION to this application.		
EPF/1754/22	51 Tower Road Epping CM16 5EN Mr Matthieu Roure	Remodelling of existing house to include additional bedroom within the roof and extending at ground floor level to form an open plan living/kitchen/family space to the rear of the property.
Committee have NO OBJECTION to this application.		
EPF/1704/22	66A The Plain Epping CM16 6TW Mr Don Benton	This is an amendment to an approved application Reference Number: EPF/0620/21 Front canopy. Construction of a new garage to the side. Construction of a new boundary wall and adding new cladding for the upper floor (retrospective)

<p>Committee have NO OBJECTION to this application. However, Committee still upheld their comment about the trees that are to be felled on the Tree Protection Plan, but no provision made for planting replacements. Committee oppose retrospective planning applications which show disregard for the planning system. All applications should be made prior to the commencement of works, following the correct procedures.</p>		
EPF/1722/22	Rooftop at Epping Tower 33 High Street Epping CM16 4LY Cellnex UK Ltd	Listed Building consent for proposed additions to existing base station installation.
<p>Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.</p>		
EPF/1807/22	Thatched House Hotel High Street Epping CM16 4AP Mr Michael McGarr	Grade II Listed Building application for proposed internal works.
<p>Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.</p>		
EPF/1123/22	Stepping Stones Kendal Avenue Epping Essex CM16 4PW Mr Sharp	Proposed single storey front extension
<p>Committee have NO OBJECTION to this application.</p>		
EPF/1263/22	3 Oakleigh Rise Epping CM16 7BL Mr and Mrs Tim and Wendy Adams	First floor rear extension.
<p>Committee have NO OBJECTION to this application.</p>		
EPF/1283/22	28 Bury Road Epping CM16 5EU Mr Benjamin Wigan	Variation of condition 2 'plan numbers' of EPF/0261/21 (The development proposed is 'converting an existing bungalow into a 2 storey family dwelling with a bedroom within the loft space').
<p>Committee have NO OBJECTION to this application. However, Committee are saddened by the loss of another bungalow in Epping. Epping Town Council continue to acknowledge the importance of bungalows which should be preserved. 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>		

EPF/1750/22	12 Revival Court Half Moon Lane Epping CM16 4AH Dr Stefan Browne	TPO/EPF/69/10 (Ref: T1) T1: London Plane - Crown reduce by up to 3m, as specified, including selective branch reduction to clear balcony, window and public house. Crown thin, as specified.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		
EPF/1830/22	7 Theydon Place Epping CM16 4NH Mr Speller	TPO/EPF/28/08 T1: Lime - Fell. T2-T5 & T7: 5 x Lime and T6: Beech - Crown reduce to previous points, as specified.
Committee OBJECT to the felling of a Lime tree which has been included in this application. Committee have concerns that the Lime tree is dying and commented that there is no tree report or other information provided about the disease affecting this dying tree. There is insufficient evidence to show this work is necessary and the planning system has a duty to protect trees, in accordance with policies LL7, LL8, LL9 and LL10 of the Relevant EFDC Combined Local Plan Policies. Committee have NO OBJECTION to the crown reduce works to the other Lime trees and Beech tree provided it is carried out under the supervision of the arboricultural officer at EFDC.		

155 **OTHERS**

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

EPF/1384/22	Nusa Dua 94 Hemnall Street Epping CM16 4ND Mr and Mrs Paul Sagers	Certificate of lawful Development for existing ancillary two storey outbuilding.
Committee NOTED this application.		
EPF/1670/22	24-36, High Street Epping CM16 4AE Shell Oil UK Products Limited	Approval of Details Reserved by Conditions 3 `Demolition Management Statement/Construction Management Statement and 8 `Types and colours of external finishes' for EPF/2512/21 (Proposed redevelopment of an existing petrol filling station; including the demolition of the existing sales building, canopy and domestic forecourt; erection of a new sales building, canopy and domestic forecourt; provision of car parking spaces; provision of EV charging bays & associated plant, erection of a new bin store & associated works).
Committee NOTED this application.		

156 NOTIFICATION OF TREE PRESERVATION ORDER

TPO/EPF/03/22	Shell Halfmoon Service Station 24-36 High Street Epping CM16 4AE Shell Products UK Oil Ltd	Tree Preservation Order
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Epping Forest District Council (EFDC) has made the above Order which protects the tree(s) described on the attached Schedule and indicated on the attached plan on the grounds that the tree(s) concerned is/are of public amenity value. The effect of a tree preservation order is to prohibit the felling, lopping, topping, etc of the tree(s) specified unless the prior written consent of EFDC is obtained. Committee **NOTED** the above.

157 NOTICE OF APPEAL

EPF/0384/21	Wyldingtrees 66 The Plain Epping CM16 6TW c/o agent M P Architects LLP	Demolition of existing bungalow and construction of 2x pairs of semi-detached houses with associated parking & gardens (Revised application to EPF/1111/19).
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Decision taken by P&GP Committee - 23rd March 2021

Committee **strongly OBJECT** to this application.

Committee acknowledged that this is not a revised application to gain planning approval for a development of four houses on the site of a bungalow. This same application has been resubmitted to demolish the property at Wyldingtrees, 66 The Plain was opposed by the Town Council, refused permission by Epping Forest District Council and the appeal was then dismissed by the Planning Inspectorate over a year ago.

This proposal which has been resubmitted is an overdevelopment of the site in terms of its height, scale, bulk and density, which would result in a detrimental effect on the street scene. The proposal will result in a loss of amenity for neighbouring properties in terms of invasion of privacy. The Committee acknowledge the two neighbours objections which have been submitted.

There would not be enough parking provided for four houses. Epping suffers from extreme parking pressures and allowing additional residences with insufficient parking will exacerbate those parking problems and have a detrimental effect on the surrounding area, resulting in unsympathetic change.

This area is in a unique location on a private road. The design of the proposal will have a detrimental effect on the appearance of the properties around it, affecting the character of the street scene and the surrounding area. National policy recognises the importance of taking into consideration the character of different areas, which is crucial in this location, as they all follow a similar style.

The importance of bungalow accommodation has been recognised in the emerging Local Plan. The constant development of bungalows into multiple houses 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.
 Committee are extremely disappointed to see this application return in the same format but a different planning application number as councillors have made it quite clear they do not wish to see such an overdevelopment of this location.
 Relevant policies: CP2 (iv), CP3 (v), CP7, DBE1, DBE2, DBE9, H3A, H4A (Adopted Local Plan)
 Emerging Local Plan: H1A (ii) & (iii), DM9F, DM9J
 NPPF Para: 9, 110 (c), 124, 127 (c)
[Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.](#)

Committee **NOTED** the above appeal. The Planning & Events Officer advised members that EPF/0384/21 for Wyldingtree, 66 The Plain is an appeal against a refusal from EFDC. The Planning & Events Officer confirmed that a representation of comments from Epping Town Council's Planning Committee have been uploaded on the Planning Inspectorate website for this appeal.

158 CONSULTATION

Variation of an existing premises licence application 24-36 High Street, Epping, CM16 4AE (Shell Halfmoon Service Station)

Please find attached a copy of the above Variation to add two conditions to the existing premises licence, also attached with the application, the conditions are

- A) The premises licence holder will require any third-party delivery partner delivering on behalf of the premises licence holder to comply with all legal requirements pertaining to the retail sale of alcohol, and in particular to operate a Challenge 25 age verification policy.
- B) The premises licence holder will require all third-party delivery partners not to deliver alcohol to schools, parks or playgrounds.

Consultation starts **16th August 2022** and ends **12th September 2022**, any comments or representations must be submitted within this time period.

Committee **CONSIDERED** the above consultation and **DECIDED** that no further action should be taken with regard to this consultation.

159 EFDC PLANNING DECISIONS

Committee **NOTED** the following planning decisions.

Delegated Cases

GRANTED

EPF/0922/22	EPF/1028/22	EPF/1027/21	
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RAISE NO OBJECTION

EPF/1560/22			
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Delegated Cases

REFUSED

EPF/0609/22			
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WITHDRAWN

EPF/0865/22			
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COMMITTEE CASES**GRANTED**

None

COMMITTEE CASES**REFUSED**

None

The Chairman closed the meeting at 8.20pm.

Signature of Chairman

Date