

MINUTES of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. Johns Road, Epping on **Tuesday, 25th October 2022 at 7.15pm.**

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

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

OFFICER: Geraldine Vallis (Planning & Events Officer)

223 APOLOGIES FOR ABSENCE

No apologies for absence were received.

224 DECLARATIONS OF INTEREST

Cllr Simon Baker entered the meeting.

Item 7 Planning Applications (Non -Pecuniary)

Cllr Barbara Scruton declared a non-pecuniary interest in application EPF/2198/22 140 High Street because she has a business next door to the applicant's planning application.

Cllr Barbara Scruton declared a non-pecuniary interest in application EPF/2207/22 140 High Street because she has a business next door to the applicant's planning application.

Cllr Barbara Scruton declared a non-pecuniary interest in application EPF/2301/22 Bakers Cottage, Fluxs Lane because she knows the applicant.

Cllr Barbara Scruton declared a non-pecuniary interest in application EPF/1934/22 12 Kendal Avenue because she knows the applicant.

Cllr Nigel Avey declared a non-pecuniary interest in application EPF/1934/22 12 Kendal Avenue because he knows the applicant.

Cllr N Avey and Cllr Cherry 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.

225 **DISPENSATIONS**

There were no dispensations.

226 **CONFIRMATION OF MINUTES**

Cllr Simon Baker asked that his objection was put on the record of the minutes of the meeting given the objections received from other consultees that he objected to the licence for late night music until 1am from the Funky Monk licence application consultation.

Cllr Simon Baker accepted though the majority of the committee did not object and decided no further action should be taken and of course accept the decision of the majority.

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 11th October 2022 be signed by the Chairman as a true record.

227 **PUBLIC QUESTIONS OR COMMENTS**

The Planning & Events Officer advised members of public objections to EPF/2198/22 and EPF/2207/22 140 High Street and a resident who would like to speak about these applications which would be discussed under agenda item 7.

228 **NOTICES AND INFORMATION**

There were no notices or information.

229 **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 Barbara Scruton left the meeting.*

EPF/2198/22	140 High Street Epping CM16 4AG Octagon Developments Ltd	Erection of 20 flats and one commercial unit with associated car and cycle parking and additional landscaping.
<p>Committee STRONGLY OBJECT to this application.</p> <p>Committee agree that these new plans have not met previous concerns and there are still issues with the proposal. Committee welcomes the redevelopment of this industrial site as it is deteriorating causing it to be an eyesore but this latest proposal is an overdevelopment.</p> <p>The Committee acknowledges and agrees with objections from six neighbours to this amended application. 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.</p> <p>Committee still agree that the development would sit much further forward than the existing buildings, create a tunnelling effect and have an overbearing and dominant effect</p>		

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. The Committee suggest building family homes on this site as there are already a large number of one-bedroom flats being built on the nearby site on St Johns Road.

Committee agree that this new proposal does not provide sufficient parking for 20 flats and would cause a greater negative impact on the area. Eight parking spaces is far too few for the number of dwellings proposed. This issue 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.](#)

EPF/2207/22	140 High Street Epping CM16 4AG Octagon Developments Ltd	Demolition of the existing buildings on the site in a conservation area.
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Committee **STRONGLY OBJECT** to this application.

Committee agree that these new plans have not met previous concerns and there are still issues with the proposal. Committee welcomes the redevelopment of this industrial site as it is deteriorating causing it to be an eyesore but this latest proposal is an overdevelopment.

The Committee acknowledges and agrees with objections from six neighbours to this amended application. 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.

Committee still agree that 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. The Committee suggest building family homes on this site as there are already a large number of one-bedroom flats being built on the nearby site on St Johns Road.

Committee agree that this new proposal does not provide sufficient parking for 20 flats and would cause a greater negative impact on the area. Eight parking spaces is far too few for the number of dwellings proposed. This issue 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.		
<i>Cllr Grahame Scruton entered the meeting.</i>		
<i>Cllr Barbara Scruton entered the meeting.</i>		
EPF/2266/22	22 Lindsey Street Epping CM16 6RB Daniel Brennan	Proposed single-storey rear extension.
Committee have NO OBJECTION to this application.		
EPF/1789/22	Bell Cottage High Road Epping CM16 4DQ Mr Gary Matthews	Grade II listed building application for alteration to roof shape following approval of alterations to house, and investigative works to ascertain the condition of existing structures, and alterations to rear facade of house in line with alterations to roof changes.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.		
EPF/1784/22	Bell Cottage High Road Epping CM16 4DQ Mr Gary Matthews	Alteration to roof shape following approval of alterations to house, and investigative works to ascertain the condition of existing structures, and alterations to rear facade of house in line with alterations to roof changes.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.		
EPF/2301/22	Bakers Cottage Fluxs Lane Epping CM16 7PE Mr Matthew Hagger	Listed Building application for a proposed replacement of existing windows with new painted timber, double-glazed windows.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.		
EPF/2236/22	9 Revival Court Half Moon Lane Epping CM16 4AH Mr Joseph Trinnaman	Proposed part conversion of existing terrace into office space
Committee have NO OBJECTION to this application.		
EPF/1934/22	12 Kendal Avenue Epping CM16 4PW Mr & Mrs Worby	Removal of existing conservatory and erection of single storey rear infill extension
Committee have NO OBJECTION to this application.		
EPF/2141/22	31 Crows Road Epping CM16 5DE Mr Jonathan Dowling	Ground floor rear extension.

	& Catherine Lawrence	
Committee have NO OBJECTION to this application.		
EPF/2289/22	48 Hemnall Street Epping CM16 4LS Mr John Whalley	TPO/EPF/01/22 T1: Birch - Crown reduce height to give up to 1m clearance from overhead wires, as specified. Crown reduce lateral branches, as specified.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		

230 **NOTICE OF APPEAL**

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/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.
<p><u>Decision taken by P&GP Committee - 8th February 2022</u></p> <p>Committee STRONGLY OBJECT to this application.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Relevant policies: CP2 (iv), CP7, DBE2, DBE3, DBE8, DBE9, DBE10, DBE11, ST4, ST6 (Adopted Local Plan)</p> <p>Emerging Local Plan: DM5 (i), DM9F, DM9J, DM10, DM16, H1A (ii) and (iii), T1</p> <p>NPPF: Para 8 (b), 9, 124, 127</p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		

Committee **NOTED** the above appeal. The Planning & Events Officer advised members that EPF/3139/21 for 2 Crossing Road 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. The Planning & Events Officer said she also notified the residents who attended the Planning & General Purposes meeting that this application was discussed about the appeal.

231 EFDC PLANNING DECISIONS

Committee **DECIDED** to ask the Town Clerk to write a letter of complaint to Epping Forest District Council regarding the Other planning application EPF/1621/22 85 Lindsey Street listed under EFDC Planning Decisions. Epping Town Council did not have the opportunity to comment on this application and hope this error does not happen in the future.

Committee **NOTED** the following planning decisions.

Delegated Cases:

GRANTED:

EPF/0987/22	EPF/1123/22	EPF/1670/22	EPF/1555/22
EPF/0506/22	EPF/1423/22	EPF/1729/22	A/EPF/0973/22
EPF/0756/22	EPF/1181/22	EPF/1629/22	EPF/1460/22
EPF/1576/22	EPF/0835/22		

Delegated Cases:

SPLIT: (Decision split with the EFDC Tree team granting permission for the crown lifting pruning works but refusing the felling of the Wellingtonia tree.)

EPF/1706/22			
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Delegated Cases:

REFUSED:

EPF/1332/22	LB/EPF/0965/22	EPF/0966/22	EPF/1476/22
EPF/1218/22	EPF/1687/22	EPF/1746/22	

RAISE NO OBJECTION

EPF/1564/22	EPF/1887/22		
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WITHDRAWN

EPF/1644/22			
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LAWFUL

EPF/1384/22			
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OTHER

EPF/1621/22			
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COMMITTEE CASES**GRANTED - EFDC waiting on Legal Agreement before confirmed official.**

EPF/1713/20			
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COMMITTEE CASES**GRANTED**

EPF/1015/22			
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REFUSED None

The Chairman closed the meeting at 8.09pm.

Signature of Chairman

Date