

**MINUTES** of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. Johns Road, Epping on **Tuesday, 7<sup>th</sup> March 2023** 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 G Scruton  
Cllr M Wright

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

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

**423 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr C McCredie.

**424 DECLARATIONS OF INTEREST**

**Item 7 Planning Applications (Non-Pecuniary)**

There were no 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.

**425 DISPENSATIONS**

There were no dispensations.

**426 CONFIRMATION OF MINUTES**

Committee **RESOLVED** that:

**the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 21<sup>st</sup> February 2023 be signed by the Chairman as a true record.**

**427 PUBLIC QUESTIONS OR COMMENTS**

The Town Clerk advised members of public objections to EPF/0351/23 1 The Drummonds and two of the residents attending would be speaking which would be discussed under agenda item 7. Because of this, EPF/0351/23 1 The Drummonds was moved to first place in the order to be considered.

## 428 NOTICES AND INFORMATION

There were no notices or information.

## 429 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/0351/23	1 The Drummonds Epping CM16 4PJ Mrs N Spencer	Demolition of existing dwelling and replacement with four residential units.
<p>Committee <b>STRONGLY OBJECT</b> to this application.</p> <p>Committee were dismayed that this development proposes to demolish this large family home and replace it with four flats. Large family houses are as necessary as flats and Committee do not feel this is a suitable location for flats. A mix of dwelling types is required and removing large, family homes does not contribute to this objective. Committee agreed that this proposal is an overdevelopment and this site is not suitable for such a proposal.</p> <p>The proposal will result in a loss of amenity for neighbouring properties, in terms of overlooking, overshadowing and visual impact. The committee acknowledged the neighbour objections to this proposal.</p> <p>The committee said that this development would cause damage the street scene and would be detrimental to its character in an area of family homes. The poor design of this development is not in keeping with the street scene.</p> <p>Committee felt that the car parking provision of an extra three spaces is totally inadequate. There are severe parking issues in Epping and the insufficient parking from this scheme will put additional pressures on the surrounding roads.</p> <p>Committee felt that there would be Highways safety implications relating to traffic to this location. Committee are concerned about the loss of trees to facilitate development.</p> <p>Relevant policies: Local Plan 2011-33: H1A (i), (ii) &amp; (iii), T1 C (iv) and E, DM5 A (i), DM9, DM10 NPPF: Para 8b, 9, 127, 132 <a href="#">Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</a></p>		
EPF/0251/23	45 Coronation Hill Epping CM16 5DT Miss Rebecca Mead	A ground floor and first floor side extension to the right of the property with internal alterations. External alterations to elevations.
Committee have <b>NO OBJECTION</b> to this application.		
EPF/0319/23	3B Thornwood Road Epping CM16 6SX Mr Tony Ayres	Proposed First Floor side extension over existing garage, single storey rear extension and loft conversion involving front and rear dormer windows, other minor alterations.
Committee have <b>NO OBJECTION</b> to this application.		
EPF/0259/23	Coniston Court Bower Hill	TPO/EPF/10/76 (Ref: T1)

	Epping CM16 7BH Coniston Court (Epping) Flat Management Limited	T1: Oak - Reduce to previous pruning points, as specified.
<p>Committee agreed that it was unclear if the works are for pruning this Oak tree or felling of this tree. According to the Tree Survey 5.12, it advises that pruning alone will not be "sufficient" and "recommends the complete removal of the tree." Yet in the description of works on the application form, it states that it is removing 2m-2.5m of the tree. Committee <b>OBJECT</b> to the felling of this tree.</p> <p><a href="#">Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</a></p> <p>Committee have <b>NO OBJECTION</b> to pruning work provided it is carried out under the supervision of the arboricultural officer at EFDC.</p>		

*Cllr R Griffiths entered the meeting.*

*Cllr M-L Whitbread entered the meeting.*

EPF/0321/23	18 Chapel Road Epping CM16 5DS Mr and Mrs Jones	Retrospective consent for removal of existing sheds and installation of a garden summer house.
<p>Committee <b>STRONGLY OBJECT</b> to this application.</p> <p>Committee felt that this summer house proposal is oversized and overbearing. The proposed summer house will result in a loss of amenity for neighbouring properties, as it is too high and overbearing. This would result in a loss of natural light and overshadowing of the neighbouring gardens. The design of the outbuilding does not complement the setting. Committee also noted that this is a retrospective application. Committee are concerned and oppose retrospective planning applications as this shows disregard for the planning system. All applications should be concluded prior to the commencement of works, following the correct procedures. Relevant policies: Local Plan 2011-2033: DM9F, DM9J, DM10E, H1A (ii) and (iii) NPPF: Para 8b, 9, 127, 132</p> <p><a href="#">Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</a></p>		

*Cllr H Pegrum entered the meeting.*

EPF/0331/23	33 Charles Street Epping CM16 7AU Mr Rupert Wood	First floor rear extension. (Revised application)
<p>Committee have <b>NO OBJECTION</b> to this application.</p>		

*Cllr J Duffell entered the meeting.*

EPF/0337/23	The Bell Hotel High Road Epping CM16 4DG Somani Hotels Ltd	Temporary Change of Use until 30 June 2024 or such earlier date as is notified in writing to the Council by the Applicant from hotel use (Class C1) to use as a hostel for asylum seekers (Sui Generis).
<p>Committee <b>OBJECT</b> to this application.</p> <p>Committee felt that this change of use was not acceptable and should stay as a hotel especially as there is a lack of such facilities in the local area. It is also noted that this is a retrospective application. Committee are concerned and oppose retrospective planning applications as this shows disregard for the planning system. All applications should be concluded prior to the commencement</p>		

of works, following the correct procedures.  
 Relevant policies: Local Plan 2011-33: E1 B, E4  
[Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.](#)

#### 430 NOTICE OF APPEAL

EPF/0028/22	140 High Street Epping CM16 4AG Octagon Developments Ltd	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.
-------------	--	---

#### **Decision taken by P&GP Committee - 8<sup>th</sup> February 2022**

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.](#)

Committee **NOTED** the above appeal. The Town Clerk advised members that EPF/0028/22 140 High Street is an appeal against a refusal from EFDC. The Town Clerk confirmed that a representation of comments from Epping Town Council's Planning Committee have been uploaded on the Planning Inspectorate website for this appeal.

#### 431 CONSULTATION

New premises application for 26 High Street Epping Essex CM16 4AE

New application and floor plans for the above location, this application suggests it is for a wine bar with a restaurant for the following licensable activities:

- The Provision of Live Music
- The Provision of Recorded Music
- The Provision of Late Night Refreshment and

- The Sale by Retail of Alcohol, On and Off Sales
- Monday to Thursday 12.00 – 23.00, Friday to Saturday 12.00 – 01.00am, Sunday 12.00 – 22.00
- Opening time as above

The Consultation period of 28 days starts **28<sup>th</sup> February 2023** and ends **27<sup>th</sup> March 2023**, any comments or representations must be submitted within this time period. Committee **CONSIDERED** the above consultation and **DECIDED** that they had no comment or objection to make about this consultation.

#### 432 CONSULTATION

Application to Vary Existing Premises Licence for Epping Roof Garden, 195-199 Cottis Lane, Epping, CM16 4BL

To vary existing premises licence application for the above location.

This application seeks to make a full variation to the existing Premises Licence by making the following changes:

- To increase the hours for licensable activities by an additional hours and harmonise the hours for licensable activities alongside those granted by way of a time-limited premises licence (November 2021 to December 2022) as follows:
- Live Music (Indoors) - Monday to Wednesday 11:00-01:00, Thursday to Sunday 11:00-02:00
- Recorded Music (Indoors) - Monday to Wednesday 11:00-01:00, Thursday to Sunday 11:00-02:00
- Performance of Dance (Indoors) - Monday to Wednesday 11:00-01:00, Thursday to Sunday 11:00-02:00
- Anything Similar to Live Music, Recorded Music or Performance of Dance (Indoors) - Monday to Wednesday 11:00-01:00, Thursday to Sunday 11:00-02:00
- Late Night Refreshment (Indoors) - Monday to Wednesday 23:00-01:00, Thursday to Sunday 23:00-02:00
- The Sale by Retail of Alcohol (On the Premises) - Monday to Wednesday 11:00-01:00, Thursday to Sunday 11:00-02:00
- Non Standard Timings for all of the above - New Year's Eve from 11:00-02:00  
New Year's Day, Sundays before Bank Holidays 11:00-02:00
- Opening Times - Monday to Wednesday 11:00-01:30, Thursday to Sunday 11:00-02:30
- All conditions to remain unchanged, save for the removal of the following:
- Annexe 3 – Conditions attached after a hearing by the licensing authority:
- Licensing Sub Committee Hearing 29th July 2019.
- Granted, subject to the conditions as submitted by the applicant on the 28th July 2019 and which were admitted as evidence with the agreement of all parties at the above hearing and attached - subject to the following modifications;
- On Thursdays, Fridays, Saturdays and Sundays all licensable activities on the premises shall cease by 01.00am.
- On Thursdays, Fridays, Saturdays and Sundays the premises shall be closed to the public by 01.30am

The Consultation period of 28 days started **28<sup>th</sup> February 2023** and ends at midnight on **27<sup>th</sup> March 2023**, any comments or representations must be submitted within this time period.

Committee **CONSIDERED** the above consultation and **DECIDED** to make a representation objection against the application under the Licensing Act 2003 on the grounds of the licensing objectives regarding the prevention of crime and disorder and prevention of public nuisance.

The reasons for this representation objection are that the hours to increase the hours for licensable activities; provision of live music (indoors); recorded music (indoors), performance of dance (indoors), or anything similar to live music, recorded music; performance of dance (indoors); late night refreshment (indoors), the sale by retail of alcohol (on the premises) and opening times should remain until 12 midnight only on Monday to Sunday as these proposed timings are too late in a residential area and would cause noise, possible crime and nuisance.

The Committee strongly objects to the sale of alcohol after midnight. The Committee **AGREE** to Non Standard Timings for New Year's Eve from 11:00-02:00 New Year's Day, Sundays before Bank Holidays 11:00-02:00.

#### 433 **CONSULTATION**

Limited Time Premises Licence in respect of Epping Roof Garden, 195-199 Cottis Lane, Epping, CM16 4BL.

This application is for a Limited Time Premises Licence for one (1) year from the date granted and seeks the following:

- The premises currently operates as a nightclub and bar and does have the benefit of a premises licence (LN/00004109 – permanent).
- This application is being submitted following the expiration of the previously granted time limited licence from 5th November 2021 until 1st January 2023 (LN/000004109). The applicant is applying for an additional 1-year time limited licence to increase the licensable activities by one hour each day on a trial basis. This will enable the Licensing Authority to assess whether the premises operating at a later hour causes any negative impact on the local area and/or the licensing objectives.
- All conditions as agreed under licence LN/00004109 will be applied to this application
- Live Music (Indoors) - Monday to Wednesday 11:00-01:00, Thursday and Sunday 11:00-02:00, Friday and Saturday 11:00-03:00
- Recorded Music (Indoors) - Monday to Wednesday 11:00-01:00, Thursday and Sunday 11:00-02:00, Friday and Saturday 11:00-03:00
- Performance of Dance (Indoors) - Monday to Wednesday 11:00-01:00, Thursday and Sunday 11:00-02:00, Friday and Saturday 11:00-03:00
- Anything Similar to Live Music, Recorded Music or Performance of Dance (Indoors) - Monday to Wednesday 11:00-01:00, Thursday and Sunday 11:00-02:00, Friday and Saturday 11:00-03:00
- Late Night Refreshment (Indoors) - Monday to Wednesday 23:00-01:00, Thursday and Sunday 23:00-02:00, Friday and Saturday 23:00-03:00
- The Sale by Retail of Alcohol (On the Premises) - Monday to Wednesday 11:00-01:00, Thursday and Sunday 11:00-02:00, Friday and Saturday 11:00-03:00
- Non Standard Timings for all of the above - New Year's Eve from 11:00-03:00 New Year's Day, Sundays before Bank Holidays 11:00-03:00
- Opening Times - Monday to Wednesday 11:00-01:30, Thursday and Sunday 11:00-02:30, Friday and Saturday 11:00-03:30

The Consultation period started **24<sup>th</sup> February 2023** and ends at midnight on **23<sup>rd</sup> March 2023**, any comments or representations must be submitted within this time period.

Committee **CONSIDERED** the above consultation and **DECIDED** to make a representation objection against the application under the Licensing Act 2003 on the grounds of the licensing objectives regarding the prevention of crime and disorder and prevention of public nuisance.

The reasons for this representation objection are that these hours are too late in a residential area and would cause noise, possible crime and nuisance.

#### 434 **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 8.14pm.

---

**Signature of Chairman**

**Date**