



EPPING TOWN COUNCIL

EPPING HALL, ST JOHNS RD, EPPING, ESSEX CM16 5JU

Tel: 01992 579444 Fax: 01992 579446 e-mail: info@eppingtowncouncil.gov.uk

TO ALL MEMBERS of the PLANNING AND GENERAL PURPOSES COMMITTEE

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

You are hereby summoned to attend a meeting of the **PLANNING AND GENERAL PURPOSES COMMITTEE** to be held in the **Conference Room, Epping Hall, St Johns Road, Epping on Tuesday, 21st February 2023** at **7.15pm** for the purpose of transacting the business as set out in the agenda below.

Beverley Rumsey
Town Clerk
15th February 2023

A G E N D A

1 APOLOGIES FOR ABSENCE

To receive any apologies and reasons for absence.

2 DECLARATIONS OF INTEREST

Members are invited to declare disclosable pecuniary interests and other interests, along with the nature of those interests, in relation to any item on this agenda.
CLlr N Avey and CLlr C McCredie have requested an entry be made in the minutes to make it clear that, as members of both the District and Town 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.

3 DISPENSATIONS

To receive requests for dispensations from members concerning any item of business on this agenda.

4 CONFIRMATION OF MINUTES

To approve as a correct record and sign the Minutes of the meeting held on 7th February 2023.
(Attached)

5 PUBLIC QUESTIONS OR COMMENTS

To receive any questions or comments relating to planning matters from members of the public present at the meeting, or which have been received in writing in advance of the meeting.

6 NOTICES AND INFORMATION

A notification has been received from Epping Forest District Council in partnership with the North Essex Parking Partnership giving notice of a proposed implementation of parking measures on Hartland Road and Bower Vale. See two attached documents and two maps with further information. **(Attached)**

A notification has been received from Affinity Water giving notice that there will be major road diversions in the area from 6th March 2023 to August 2023 for essential repair works to water pipe renewal. This is because the company is undertaking essential repair work along Ivy Chimneys Road, Bridge Hill and Brook Road in the CM16 postcode area. The working hours will be 7am to 6pm Monday to Fridays; 8am to 4pm Saturdays; 9am to 3pm Sundays. See attached document with further information. **(Attached)**

Committee is requested to **NOTE** this information.

7 PLANNING APPLICATIONS

To consider the following Planning and Tree applications as received from Epping Forest District Council since the date of the previous agenda and up until the date of this agenda:

EPF/0100/23	1 Tower Road Epping CM16 5EL Mr and Mrs Self-Pierson	**Reconsultation** Two storey rear extension.
EPF/0159/23	Duke Of Wellington Public House 36 High Street Epping CM16 4AE APC Capital Ltd	Development of four 2 bedroom apartments, one 3 bedroom apartment (total of 5 apartments), car and cycle parking, landscaping and associated works.
EPF/0162/23	13 Lynceley Grange Epping CM16 6RA Mr and Mrs J Bate	Enlargement of existing rear dormer window and additional front dormer window to facilitate improvements to the two existing loft rooms. Enlargement of existing rear dormer window and additional front dormer window to facilitate improvements to the two existing loft rooms. New front facing velux type roof window to allow natural light into first floor landing. Conversion of existing garage into habitable space. Existing rear ground floor openings onto garden to be modified to provide two sets of doors.
EPF/0170/23	6 Brook Road Epping CM16 7BS Frankie Winser-Soper	Remove the side window and add a new window in the front elevation.

EPF/0198/23	18 Tower Road Epping CM16 5EL Mr Richard Franklin	TPO/EPF/23/90 (Ref: T1) T1: Sycamore - Crown reduction, as specified.
EPF/0247/23	2 Wheelers Epping CM16 5AL Mr Charlie McCarthy	Single storey rear extension.
EPF/2483/22	Greenleys 1 Highfield Place Epping CM16 4DB Mr Mike Harris	Demolition of existing double garage and construction of one bedroom bungalow.
EPF/0180/23	Vincent House Grove Lane Epping CM16 4LH Mr Nabolli	Extension of existing building to include new 3 storey extension and new roof extension to create 6 additional residential units and extension to enlarge already approved 4 residential units.
EPF/0219/23	3 Kendal Lodge Hemnal Street Epping CM16 4LN Mrs J Newton	Grade II listed building application for proposed replacement of existing rotten sash windows. Three windows to be replaced within the mansard roof facing Hemnal Street and one window to be replaced facing Hartland Road.
EPF/0161/23	171-173 High Street Epping CM16 4BL Mountcharm Group	Change of Use of Existing First and Second Floor Offices Class E to create 6 No Residential Apartments Class C3, including changes to the facade, by adding new sliding sashes to the front elevation (in the existing openings), windows to side elevations and windows and balconys to the rear.

8 PLANNING DECISIONS

To **NOTE** the following decisions as received from Epping Forest District Council since the date of the previous agenda and up until the date of this agenda:

Delegated Cases:

GRANTED:

EPF/2374/22	21 Lindsey Street Epping CM16 6RB Guglielmi	Ground floor rear extension, loft conversion with rear dormer and 2 roof lights. Alterations to existing roof on rear single storey element.
Committee have NO OBJECTION to this application.		
EPF/1454/22	10 Church Field Church Hill Epping CM16 4RF Mr and Mrs J Tetheron	Front and rear roof dormer windows to facilitate a loft conversion. Internal room layout changes leading to rear window and door changes at ground floor level.
Committee have NO OBJECTION to this application.		
EPF/2218/22	Theydon Bower Bower Hill Epping CM16 7AB	TPO/EPF/14/82 T2: Acer - Crown reduce by up to 2m, as specified.

	John Simmons Property Management Ltd	T4: Acer – Remove lowest limb, as specified. Crown lift to 5m above ground level, as specified. T5: Thorn, T6: Beech & T7: Ash – Crown lift to 5m above ground level over road, as specified GRP3: Mixed Shrubs – incl 1 x Beech: Reduce lateral limbs to fence line, as specified. T11: Oak – Specific limb reduction over garden wall, as specified. Crown lift to 4m above ground level over lawn area, as specified. T25 & T26: 2 x Lime & T27: 1 x Thorn – Crown lift over garages to 5m above ground level, as specified. T29: Birch - Remove lowest limb, as specified.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		
EPF/2772/22	7 Meadow Road Epping CM16 5BW Mr Lewis Tillett	Front extension to existing property and erection of a granny annexe.
Committee have NO OBJECTION to this application.		
EPF/2488/22	1 Lower Bury Walk Lower Bury Lane Epping CM16 5BE Mr Tony Field	TPO/EPF/08/07 T1: Sycamore - Fell, as specified.
Committee STRONGLY OBJECT to this application. Committee note that the tree report provides conflicting information as it says in one place about 'may well be able to produce a reasonable crown in the next growing season' and in another section about the amount of decay affecting this tree. Committee also acknowledge the neighbour's objection to this TPO protected 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 LL8, LL9 and LL10 of the Relevant EFDC Combined Local Plan Policies. Committee recommend that the advice is being followed and carried out under the supervision of the arboricultural officer at EFDC. Relevant policies: CP2(i), LL8, LL9, LL10 (Local Plan 1998 & Alterations 2006) SP6 (Emerging Local Plan) Para 131 (NPPF) Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.		
EPF/2502/22	4A Kendal Avenue Epping CM16 4PN Pathtown Ltd, c/o Clear Architects	Application for Variation of Condition 2 for EPF/1376/19. (New build consisting of 2 luxury 4 bedroom homes approved Ref: EPF/1376/19) involving proposed basement accommodation.
Committee have NOTED this application.		
EPF/2748/22	15 High Street Epping CM16 4AY Mr and Mrs D Pughsley	The works proposed development is a front entrance porch with pitched roof. Also, other cosmetic changes to improve the appearance of the property in the street scene include -

		<p>1. Plinth brickwork to base of elevation walls.</p> <p>2. Vertical timber detailing to front gables.</p> <p>3. Replacement windows with improved design and detailing.</p>
Committee have NO OBJECTION to this application.		
EPF/2747/22	32 Station Road Epping CM16 4HN Ms Katie Temperley	<p>Ground floor porch extension to front elevation including change pitched roof to flat roof with parapet and brickwork to coursed render.</p> <p>Conversion of garage to Office and Utility room including, infill of existing garage door, change of pitched roof to flat roof with parapet and brickwork to coursed render. Projecting front hipped roof changed to gable roof.</p> <p>Removal of chimney. Replace existing splayed bay to ground floor rear elevation with square bay, alterations to fenestration and first floor rear extension to include new square bay and gable under crown roof. Replace clay plain roof tiles with Blue Black slate. Replacement windows throughout.</p>
Committee have NO OBJECTION to this application.		
EPF/2532/22	162-164 High Street Epping CM16 4AQ Specsavers	Application for Consent to Display a proposed fascia sign & a projecting sign.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.		
EPF/2791/22	24 Bury Road Epping CM16 5EU Mr and Mrs B Wood	<p>Rear dormer window and minor side elevation roof alterations to facilitate a loft conversion.</p> <p>Garage conversion into part utility room and part for the purpose of household storage.</p>
Committee have NO OBJECTION to this application.		
EPF/2851/22	7 Upper Swaines Epping CM16 5EP Mr Richard Morris	Replacement garage and attached hobby room and garden room.
Committee have NO OBJECTION to this application.		

RAISE NO OBJECTION

EPF/2793/22	131 Theydon Grove Epping CM16 4QB Mr Fitzgerald	<p>Epping Conservation Area</p> <p>T5 & T6: Holly – Fell</p> <p>G13: Leyland cypress – Fell.</p> <p>H15: Leyland cypress – Fell within the highlighted area adjacent to the driveway only.</p> <p>T8, T9 & T10: Lime – Crown reduce back to the established crown reduction points by 3-4m</p>
-------------	-------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

The Planning & Events Officer spoke to Epping Forest District Council (EFDC) about these types of application. It was for a Tree in a conservation area, not a protected tree, therefore EFDC no longer include these on the Weekly List given the six week turn around on them.

Delegated Cases:**REFUSED:**

EPF/2763/22	20 Lindsey Street Epping CM16 6RB Mr T Copsey	Grade II Listed Building application for proposed replacement windows.
Committee have NO OBJECTION with the work provided it is carried out under the supervision of the conservation officer at EFDC.		
EPF/1958/22	19 Newstead Coopersale Common Coopersale Epping CM16 7QS Mr & Mrs Bernard and Julie Misell	The creation of a new detached single family dwelling on the land currently occupied by the front garden of the existing house with the retention of the existing house.
Committee OBJECT to this application. The proposal is an overdevelopment of the site in terms of its size, bulk and scale. It would have a detrimental effect on the setting of the existing property and the character of the local urban area. The loss of an established tree would also have a negative effect on the vegetation that surrounds the property and contributes to the quality of the environment, negatively altering the street scene. The proposal constitutes 'garden grabbing' and would harm the heritage of the remaining older parts of this village. Relevant policies: CP2(i), (ii) & (iv), DBE (ii), DBE9, LL10 (Local Plan 1998 & Alterations 2006) DM2B, DM5A(i), SP6 (Emerging Local Plan) Para 122 (d), 131, 70 (NPPF) Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.		
EPF/1977/22	Land adjacent to Ivy Chimneys (formerly Burleigh House) Ivy Chimneys Road Epping CM16 4DU Mr Phil Knowles	Erection of new chalet bungalow.
The Town Council Planning Committee considered this application. Due to lack of information, the Town Council felt unable to support this application without the technical assistance of Planning Officers, Tree Team, and Conservation Officers. Accordingly, the Town Council Committee OBJECT to this application on the basis that it would be appropriate that the issues such as building a dwelling on the Green Belt area; the Tree Preservation Orders for the preservation of the Wellingtonia marked as T9 on the submitted arboricultural report and the finding of archeological remains on this historic site were properly considered by EFDC Plans East. Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.		

LAWFUL

EPF/2754/22	4 Kendal Avenue Epping CM16 4PN Mr Virk	Application for a Lawful Development certificate for a proposed construction of a rear outbuilding.
Committee NOTED this application.		

COMMITTEE CASES

GRANTED

EPF/2122/20	11 Kendal Avenue Epping CM16 4PW Mr Martin Shipp	A new detached four bedroom house to the rear of the site, including a raised driveway and a detached garage.
<p>Committee very strongly OBJECT to this application.</p> <p>Committee are surprised that this planning application has come back in the same form again after strongly objecting previously.</p> <p>The most worrying concern would be the very tight access of the driveway to this proposed extra property on the site of an existing family home.</p> <p>The previous proposed driveway plans that are submitted again were to access the site to apparently minimise damage to tree roots. This looks awkward and is of poor design. Committee feel the materials proposed are unsuitable (such as screw piles) for a conservation area and this which would have a dramatic effect on the streetscene and cause extra noise in the local area.</p> <p>There have been no changes made to the rest of the plans as the EFDC objection was only addressed regarding lack of information about protection of trees on the site. Committee also noted that on the tree protection plan resubmitted that a tree was proposed to be felled at the front of the site.</p> <p>The other previous concerns that Committee had have not been addressed. It is an over development and over intensification of a residential garden with a separate dwelling on the site, which does not respect its setting. The site is too small to accommodate such a residential development.</p> <p>Kendal Avenue is characterised by large, detached family dwellings and this proposal seeks to alter that character by cramming another dwelling in an area designed for one. The dwelling on this site would be overly dominant for neighbouring properties and cause more traffic on that road. The property backs onto Green Belt land and this development would have a detrimental effect on the surrounding area. Committee do not support the loss of established trees in this leafy location to facilitate development.</p> <p>Relevant policies: CP2, CP6, CP7, DBE1, DBE2, DBE9, GB13, LL10, ST4 (Local Plan 1998/2006).</p> <p>Emerging Local Plan: DM2, DM10, H1 A (ii) & (iii)</p> <p>NPPF Para 48, 70, 127</p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		

GRANTED (Subject to Section 106 Legal Agreement)

EPF/0045/22	Southview Coopersale Common Coopersale Epping CM16 7QT	The demolition of the existing dwelling and extensive outbuildings and the erection of three new detached traditional brick-built dwellings.
<p>Committee STRONGLY OBJECT to this application.</p> <p>Whilst Committee note the revised application, these revisions have not addressed Committee's previous concerns.</p> <p>In addition, the design of this new proposal is not appropriate to the streetscene and within this rural village setting. The Committee also agree that the replacement of a family house which has become delapidated should be like for like with the existing dwelling and not be three family dwellings to replace one family dwelling on this site.</p> <p>Committee agree that the previous comments still stands which are stated again on this objection.</p> <p>The proposal is a vast overdevelopment of the site in terms of its size and density, which would result in a loss of amenity for neighbouring properties in terms of overlooking, visual impact and dominance. Coopersale is a rural village which has already seen major</p>		

development on the former allotment site and the village infrastructure cannot cope with any more multiple development. The proposal to erect nine homes on this site would adversely affect the character of the surrounding area and have a detrimental effect on the street scene, as the large hedgerow that would be lost as part of the development is a key visual feature on the approach into this rural village. The site also abuts Green Belt land and the Essex Way and the prominence of this proposal would adversely affect these key green spaces and natural wildlife habitats.

The proposal would have an extremely detrimental effect on Highway safety, as the entrance would be located on a very dangerous bend where traffic approaches at speed and where there is no adequate pavement. This development would attract at least 21 additional vehicles, accessing the site on a regular basis. The access to this site cannot accommodate such an increase in vehicular movement and would result in harm to the existing area, through which the new traffic would move, including the neighbouring church hall. This would be extremely heightened during the period of construction.

Relevant policies:

(Local Plan 1998 & Alterations (2006))

CP2 (i), (iv) & (v), CP7, DBE1, DBE2, DBE4, DBE9, DBE10, LL1, LL10, ST4

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

Emerging Local Plan:

H1, DM2, DM9, DM10

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

COMMITTEE CASES

REFUSED None