



EPPING TOWN COUNCIL

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

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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, 7th March 2023** at **7.15pm** for the purpose of transacting the business as set out in the agenda below.

Beverley Rumsey
Town Clerk
1st March 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 21st 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

To receive any notices or information that the Chairman may wish to lay before Committee.

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/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.
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.
EPF/0259/23	Coniston Court Bower Hill Epping CM16 7BH Coniston Court (Epping) Flat Management Limited	TPO/EPF/10/76 (Ref: T1) T1: Oak - Reduce to previous pruning points, as specified.
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.
EPF/0331/23	33 Charles Street Epping CM16 7AU Mr Rupert Wood	First floor rear extension. (Revised application)
EPF/0351/23	1 The Drummonds Epping CM16 4PJ Mrs N Spencer	Demolition of existing dwelling and replacement with four residential units.
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).

8 APPEALS

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/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.
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Decision taken by P&GP Committee - 8th 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.](#)

9 CONSULTATION

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

Please find attached a 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 **28th February 2023** and ends **27th March 2023**, any comments or representations must be submitted within this time period.

(Attached)

Committee is requested to **CONSIDER** this matter and **DECIDE** what response is appropriate.

10 CONSULTATION

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

Please find attached a 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 starts **28th February 2023** and ends at midnight on **27th March 2023**, any comments or representations must be submitted within this time period.

(Attached)

Committee is requested to **CONSIDER** this matter and **DECIDE** what response is appropriate.

11 CONSULTATION

Please find attached an application for a 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/00004109). 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 starts **24th February 2023** and ends at midnight on **23rd March 2023**, any comments or representations must be submitted within this time period.

(Attached)

Committee is requested to **CONSIDER** this matter and **DECIDE** what response is appropriate.

12 **PLANNING DECISIONS**

Committee are requested to **NOTE** no planning decisions have been received from EFDC for this period.