



# EPPING TOWN COUNCIL

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

Tel: 01992 579444 Fax: 01992 579446 e-mail: [info@eppingtowncouncil.gov.uk](mailto: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, 25<sup>th</sup> April 2023** at **7.15pm** for the purpose of transacting the business as set out in the agenda below.

**Beverley Rumsey**  
Town Clerk  
19<sup>th</sup> April 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 11<sup>th</sup> April 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 Essex County Council giving notice of a recent Order to implement 'Experimental Prohibition of Motor Vehicles' restrictions on the following lengths of road on Bell Common from its junction with B1393 High Road, south-eastwards for a distance of 54 metres.

The Order has come into operation on 14<sup>th</sup> April 2023 and will continue for a period not exceeding 18 months from the date specified. **(Attached)**

## 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/0674/23	24 Kendal Avenue Epping CM16 4PR	TPO/EPF/45/91 (Ref: G4) T1: Pine - Crown reduce by up to 1m, as specified. T2: Oak - Crown reduce, as specified.
EPF/0692/23	57 Kings Wood Park Epping CM16 6FA	TPO/EPF/21/08 (Ref: T13 & T42) T8: Beech & T36: Oak – Fell and replace, as specified.
EPF/0710/23	57 Kings Wood Park Epping CM16 6FA	TPO/EPF/21/08 (Ref: T50 & T41) T19: Oak – Reduce lateral branches on property side, as specified. T41: Oak – Crown reduce, as specified.
EPF/0714/23	Oak Lodge Maltings Drive Epping CM16 6SH	TPO/EPF/01/81 (Ref: G3) T1: Oak - Crown lift to 6m above ground level, as specified. T2: Oak - Crown reduce on lawn side by up to 3m, as specified. T3: Holly - Reduce upper branches by up to 1.5m, as specified.

## 8 STREET NAMING AND NUMBERING

Erection of one dwelling with associated works including landscaping and access, rear of 1-3 Coopersale Common Planning Application EPF/3196/18. The property in the above development has been allocated a postal address shown below.

### REQUEST TO REGISTER A POSTAL ADDRESS TO THIS DEVELOPMENT:

Address	3A Coopersale Common Coopersale Epping CM16 7QS
---------	---

Enclosed is a location plan for your information. **(Attached)**

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

## 9 CONSULTATION

Pre-Planning Consultation for a proposed base station installation upgrade at Cornerstone, Shaftesbury Farm, Land off Lindsey Street, Epping, Essex CM16 6RF  
Please find attached a pre-consultation letter and associated drawings about the proposal before any planning submission is made.

The closing date for comments for this consultation is **27<sup>th</sup> April 2022**, any comments or representations must be submitted within this time period.

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

## 10 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:

**Withdrawn:**

EPF/2966/21	Outbuilding to the rear of Lathams Home 64-66 High Street Epping CM16 4AE Mr Peter Helmers	Change of use and conversion of existing two storey furniture store into two self contained residential flats.
Committee have <b>NO OBJECTION</b> to this application.		

**Delegated Cases:****GRANTED:**

EPF/2750/22	119 Bell Common Epping CM16 4DZ Mr and Mrs M Saunders	Single storey rear extension off existing kitchen to provide a shower, utility and boot room. The extension will have a hipped pitched roof.
Committee have <b>NO OBJECTION</b> with the work provided it is carried out under the supervision of the conservation officer at EFDC. However, Committee are concerned about the T1 Ash tree and would prefer that it is reduced down rather than felled.		
EPF/2912/22	Coppice Kendal Avenue Epping CM16 4PW Mr & Mrs Weise	Construction of a new roof with front and rear dormers.
Committee have <b>NO OBJECTION</b> to this application.		
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.
Committee have <b>NO OBJECTION</b> to this application.		
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.
Committee have <b>NO OBJECTION</b> with the work provided it is carried out under the supervision of the conservation officer at EFDC.		
EPF/1890/22	Epping Primary School Coronation Hill	Installation of permeable surface to provide a 'Daily Mile' track within the

	Epping CM16 5DU Epping Primary School	existing school playing fields and creation of two feature mounds from the excavated material, finished with wildflower grass.
Committee have <b>NO OBJECTION</b> with the work subject to the advice being followed and carried out under the supervision of the arboricultural officer at EFDC.		
EPF/0100/23	1 Tower Road Epping CM16 5EL Mr and Mrs Self- Pierson	Two storey rear extension
Committee have <b>NO OBJECTION</b> to this application.		
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.
Committee have <b>NO OBJECTION</b> to this application.		
EPF/0072/23	Swaines House Lower Bury Lane Epping CM16 5HA Ms Louisa Jenkins	TPO/EPF/26/91 (Ref: G4) T1: Scots Pine - Fell and replace, as specified.
Committee have <b>NO OBJECTION</b> with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		
EPF/0084/23	Swaines House Lower Bury Lane Epping CM16 5HA Ms Louisa Jenkins	TPO/EPF/26/91 (Ref: G4) T2 & T3: Scots Pine x 2 - Selective pruning of lateral branches by up to 2m and remove dead wood, as specified.
Committee have <b>NO OBJECTION</b> with the work provided it is carried out under the supervision of the arboricultural officer at EFDC.		

**Delegated Cases:****REFUSED:**

EPF/2731/22	16 Centre Avenue Epping CM16 4JU Mr Ivan Mariacher	Ground floor front and rear extension, first floor front, rear and side extension and roof extension by introduction of a rear dormer.
Committee have <b>NO OBJECTION</b> to this application.		
EPF/2483/22	Greenleys 1 Highfield Place Epping CM16 4DB Mr Mike Harris	Demolition of existing double garage and construction of one bedroom bungalow.
Committee <b>OBJECT</b> to this application. This proposal is an overdevelopment of a residential garden with a separate dwelling. Its size would have a negative effect on the street scene, contrary to local and national policy. The site is too small to accommodate such a residential		

development and would result in a loss of amenity in terms of visual impact and overshadowing. The inappropriate development of residential gardens should also be resisted, where it would be detrimental to the local area.

Relevant policies:

CP2, CP7, DBE2, DBE9, DBE10, RP5A (Adopted Local Plan) and Emerging Local Plan: H1A (ii) & (iii), DM9J

NPPF: Para 71, 124d

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

#### **COMMITTEE CASES**

**GRANTED** None

#### **COMMITTEE CASES**

**REFUSED** None