



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 C Burgess (Mayor - *ex officio*)

Cllr C McCredie (Deputy Mayor - *ex officio*)

Cllr G Scruton

Cllr R Sharif

Cllr M Wright (Vice Chairman)

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, 26th September 2023** at **7.15pm** for the purpose of transacting the business as set out in the agenda below.

Beverley Rumsey

Town Clerk

20th September 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 C McCredie and Cllr R Sharif have requested an entry be made in the minutes to make it clear that, as a member 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 PLANNING NOTES

To approve as a correct record and sign the email comments Planning notes from 12th September 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 proposed Order to implement prohibition of Waiting, Loading and Stopping, On-Street Parking Places, No Entry Restriction and Raised Table restrictions on zebra pedestrian crossings at Cottis Lane and Bakers Lane. There are attached copies of the draft Orders, Statement of Reasons, a copy of the 2019 Existing Consolidation Order and map illustrating the proposal. Any comments on these proposals need to be sent by 6th October 2023. **(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/1938/23	69 Bell Common Epping CM16 4DZ Mr and Mrs T Fish	Conversion of existing garage into habitable space and to facilitate a new entrance into the dwelling. Existing entrance lobby and utility room to be converted into a larger utility room with new external door. Existing entrance canopy roof to be altered and small gable over existing entrance to be removed. Various internal wall alterations to open up the internal spaces. Existing roof over conservatory to be changed to a tiled roof. Existing windows and doors to be replaced with black Crittall style units. New external wall and window openings in kitchen. Rear lobby to be converted into a living space with bi folding doors.
EPF/1944/23	100 Hemnall Street Epping CM16 4ND Ms Wendy Marsh	Single storey side/ infill extension
EPF/1949/23	1 Orchard Heights Sunnyside Road Epping CM16 4JP Ms S Michaels	Two storey side extension
EPF/1936/23	14 Theydon Place Epping CM16 4NH Mr Bogdan Ivanov	TPO/EPF/28/08 T1: Cypress - Crown reduce, as specified. T2: Pine - Crown reduce, as specified.
EPF/1940/23	The Barn Ground Floor 41 Church Hill Epping CM16 4RA Mrs Lesley List	TPO/EPF/07/98/G4 T4: Scots Pine - Fell and replace as specified.

EPF/1715/23	Bell Cottage High Road Epping CM16 4DQ Mr Gary Matthews	Formation of replacement dwelling to include alterations to original dwelling approved in previous applications EPF/1488/21 and EPF/1784/22.
EPF/1977/23	1 Coopersale Common Coopersale Epping CM16 7QS Mr Jack Mace	Redevelopment of dilapidated Granny Annex.
EPF/1721/23	49-51 Bell Common Epping CM16 4DY Mr D Gardner	Single storey rear extension
EPF/1727/23/LBC	49-51 Bell Common Epping CM16 4DY Mr D Gardner	Grade II listed building application for a single storey rear extension.

8 OTHERS

These are provided for information only, EFDC do not normally accept comments on these applications.

EPF/2015/23	Cottis Lane Car Park Cottis Lane, Epping CM16 5LL Qualis Commercial Ltd	Application for approval of details reserved by condition 14 'Highways works', condition 16 'Delivery and Service Plan (phase 1)', condition 22 'Drainage Maintenance (phase 1)', condition 26 'EVCP' and condition 28 'Car Park Management Plan' on planning permission EPF/0540/23 (Variation to condition planning permission EPF/2925/20 (Full application for the redevelopment of existing surface level car park comprising the demolition of public toilets and the construction of a multi-deck car park, cinema (sui generis), commercial floor space (mixed Class E), replacement public toilets and cycle store, all associated plant, together with new vehicular and pedestrian access, all hard and soft landscaping, and associated works).to amend condition 2 (to include interim Phase drawings) and condition 26 (EV Charging Points).
EPF/2004/23	73 Lindsey Street Epping CM16 6RD Mr Jimmy Paschali	Approval of Details Reserved by condition 5 'SuDS' of EPF/2408/21 (Demolition of existing buildings and erection 10 residential dwellings (Use Class C3) with associated refuse storage, car and cycle parking, landscaping and associated infrastructure).

9 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/1301/23	14 Theydon Place Epping CM16 4NH Mrs Evans	TPO/EPF/28/08 (Ref: T28) T1: Cypress - Fell and replace, as specified.
<p>Committee OBJECT to this tree (T1 Cypress) or Leylandii Conifer listed on the application form which is proposed to be felled. Committee noted that there was no tree report provided given the proposed felling of this Tree Protection Order tree. There is insufficient evidence to show this work is necessary and the planning system has a duty to protect trees. Epping Town Council would not support the felling of a healthy tree.</p> <p>Relevant policies: DM5, SP6 (Epping Forest Local Plan 2011-2033) (2023) 131 paragraph NPPF (2021) Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		

Not required:

EPF/1766/23	40 Bower Hill Epping CM16 7AL Mrs Jess Sakthi	Prior approval for 8m deep single storey extension, height to eaves 2.86m and maximum height 2.86.
Committee NOTED this application.		

Delegated Cases:**GRANTED:**

EPF/1011/23	Rimrock Kendal Avenue Epping CM16 4PL Ms Jeanette Porter	TPO/EPF/21/93 T1: Beech - Crown reduce by up to 2.5m, as specified. Crown thin by up to 20%, as specified.
Committee have NO OBJECTION to this application provided the tree work is carried out under the supervision of the arboricultural officer at EFDC.		
EPF/1163/23	19A Kendal Avenue Epping CM16 4PP Mr M Happe (Agent) The Goodfellers	TPO/EPF/21/93 (T29) T29 - Scots Pine - Selective pruning of lateral branches of up to 2m, as specified. Removal of selected lateral branches, as specified.
Committee have NO OBJECTION to this application provided the tree work is carried out under the supervision of the arboricultural officer at EFDC.		
EPF/1324/23	Criscia, Mount Road Epping CM16 7PQ Mr Jake Skipper	Outbuilding to replace existing.
Committee have NO OBJECTION to this application.		
EPF/1170/23	99 Centre Drive Epping CM16 4JD Mr M Harris WHS Associates	The construction of: A rear single storey extension A side first floor extension above an existing single storey side addition with pitched roof. A single storey extension front elevation. A loft conversion, hipped to gable with dormer windows to rear elevation.

Committee have NO OBJECTION to this application.		
EPF/1538/23	74-76 High Street Epping CM16 4AE Piya Kitchen Ltd	Retrospective - Variation of condition 2 on planning approval EPF/3182/18 (Cover rear garden with a flat roof for use as storage area (revised application to EPF/2185/18).
Committee have NO OBJECTION to this application. However, committee noted that this is a retrospective application from the applicant, which, shows disregard for the planning system.		
EPF/1210/23	19 Fairfield Road Epping CM16 6SU Mr Sam Gilligan	Single and double storey rear extensions.
Committee have NO OBJECTION to this application.		
EPF/1263/23	23 Buckingham Road Epping CM16 5AF Mr M Hellinger	TPO/EPF/25/15 (Ref: T9) T4: Sycamore - Crown reduce, as specified. Selective removal of diseased branches, as specified.
Committee have NO OBJECTION to this application provided the tree work is carried out under the supervision of the arboricultural officer at EFDC.		
EPF/1062/23	9 Kings Wood Park Epping CM16 6FA Mr & Mrs Terry O'Brien	2.2m Deep Rear Extension at Ground Floor, with extension at ground floor side. First Floor Rear Facade changes to add window and Juliet Balcony
Committee have NO OBJECTION to this application.		

Delegated Cases:**REFUSED:**

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.
Committee OBJECT to this application. The Committee felt that this proposal is an overdevelopment and over intensification of the site in terms of its size, bulk and density, which would result in a detrimental effect on the street scene. There would be a loss of amenity for neighbouring properties due to their close proximity in terms of loss of light, overlooking and overshadowing. Committee don't object to the site being developed but this proposal is overdevelopment. Relevant policies: CP1 (ii), CP2 (iv), CP3, CP6, CP7, DBE1, DBE2, DBE9, H3A, H4A. Emerging Local Plan: H1A (ii) & (iii), DM9A, DM10. NPPF paras 8, 9. Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.		
EPF/0043/23	67 Hemnall Street Epping CM16 4LZ Mr Alan Curbishley	Proposed Outbuilding
Committee STRONGLY OBJECT to this application. The Committee acknowledged receipt of the amended plans with the height slightly reduced. However, the Committee agreed that the previous concerns have not been met and, the Committee commented that the height reduction is not enough. Committee commented on the overbearing orientation of the building in addition to the foundations already on the site were not acceptable. Committee oppose		

retrospective planning applications which show disregard for the planning system. All applications should be made prior to the commencement of works, following the correct procedures.

The Committee acknowledges the objections from two neighbours to this amended application.

Committee still stands by their previous comments. The proposed outbuilding 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, particularly as the building will be clearly visible to neighbouring properties due to its bulk and scale.

The orientation of the outbuilding on the site will exacerbate the issues highlighted above and consideration should be given to its position and orientation to minimise any negative effects on immediate neighbours.

Relevant policies: CP2 (iv), CP7, DBE2, DBE3, DBE9, DBE10 (Adopted Local Plan)

Emerging Local Plan: DM9F, DM9J, DM10E, H1A (ii) and (iii)

NPPF: Para 9, 127

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

COMMITTEE CASES

GRANTED

EPF/0597/23	4 Kendal Avenue Epping CM16 4PN Mr Virk	Removal of condition 8 existing access and variation to condition 2 on planning permission EPF/3050/21 (Demolition of existing dwelling and construction of a new dwelling).
<p>Committee OBJECT to this application.</p> <p>Committee object to the removal of this condition as it was put in place by Epping Forest District Council as advised by Essex County Council's Highways department. The reason this was put in place was for traffic management "to ensure the removal of and to preclude the creation of unnecessary points of traffic conflict in the highway in the interests of highway safety."</p> <p>Local Plan 2011-2033: T1</p> <p>NPPF: 110, 111</p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		
EPF/0832/23	323 Civic Offices Epping Forest District Council High Street Epping CM16 4BZ Seed Space 1 Limited	Grade II listed building consent for brushed stainless steel letter to display "Regus" below the "Epping Forest District Council" signage and brush stainless steel sign wall mounted on the original building adjacent to the bridge entrance to the car park.
<p>Committee OBJECT to this application.</p> <p>Committee agrees with the EFDC Conservation Officer's comments as follows:</p> <p><i>"The information submitted with the application is inadequate, such that we are unable to consider the impact of the proposal on the significance of the listed building and are unable to satisfy ourselves that the proposed works would preserve the special character of the Civic Offices.</i></p> <p><i>The proposed Regus sign, positioned to the main frontage, directly below the existing sign of the EFDC, would visually compete with the original and primary use and function of the Civic Offices, eroding its special character as a municipal building."</i></p>		

Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.

COMMITTEE CASES

REFUSED None