



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, 9th January 2024** at **7.15pm** for the purpose of transacting the business as set out in the agenda below.

Beverley Rumsey
Town Clerk
3rd January 2024

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 MINUTES

To approve as a correct record and sign the Minutes of the meeting held on 12th December 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.

A notification has been received from Essex County Council (which was emailed to the Members in December) giving notice of a planned (Prohibition of Waiting, Loading and Stopping) and (On-Street Parking Places) (Civic Enforcement) (Amendment No.30) Order 2023 at the Cottis Lane location. The Order came into effect on 22nd December 2023. **(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/2636/23	18 Fairfield Road Epping CM16 6SU Mr David King	Proposed two storey rear extension, alterations to front elevation including front porch. Internal and external alterations.
EPF/2627/23	Theydon Bower Bower Hill Epping CM16 7AB John Simmons Property Management	TPO/EPF/01/23 T22: Birch - Fell, and replace, as specified. T28, T29 & T30: Birch – Crown reduce as specified. T35, T36 & T37: Cherry - Crown reduce by up to 2m, as specified. T47: Lime - Crown thin by up to 15%, as specified.
EPF/2708/23	13 Ambleside Epping CM16 4PT Bayfords Tree Care	TPO/EPF/45/91 (Ref: G1) T1-T2, T4-T6: 5 x Limes – Crown reduce, as specified. Crown lift to 5m above ground level, as specified.
EPF/2718/23	13 Ambleside Epping CM16 4PT Bayfords Tree Care	TPO/EPF/45/91 (Ref: G1) T3: Lime - Fell and replace, as specified.
EPF/2675/23	25 The Drummonds Epping CM16 4PJ Mrs Joanne Downey	Proposed Single Storey extension to rear of existing dwelling house to provide kitchen/dayroom.
EPF/2747/23	5 Kendal Avenue Epping CM16 4PN BRD Tech Ltd	Loft addition and alterations
EPF/2750/23	3 Oakleigh Rise Epping CM16 7BL Mr & Mrs Tim and Wendy Adams	A first floor rear extension (on top of the single floor rear extension granted in June 1987) is sought. The dimensions therefore follow the June 1987 application, specifically 5.93m wide, by a

		depth of 2.18m. No additional footprint is sought. The revision of the original application EPF/1263/22 granted in November 2022 is that the exterior finish of the rear extension on the first floor from the brick work to rendered block work. In addition, we are looking to remove the chimney from the house from the chimney pot on the roof down to the ground floor removing the chimneys breasts in bedroom 3 and the lounge.
EPF/2774/23	1 Coopersale Common Coopersale Epping CM16 7QS Robert Blake Designs	Redevelopment of dilapidated Granny Annex.
EPF/2743/23	St Margarets Hospital The Plain Epping CM16 6TN Bartlett Tree Experts	TPO/EPF/13/11 (Ref: T46, T29) T6: Birch - Fell and replace, as specified. T45: Oak - Crown raise by up to 3.5m and prune away from streetlight to provide 1-1.5m clearance, as specified.

8 OTHERS

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

EPF/2700/23	Wintry Park House Thornwood Road Epping CM16 6SZ Patrick Stroud Design Consultancy	Certificate of lawful development for the proposed demolition of existing stable building and erection of new garden store building.
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Committee is requested to **NOTE** this information.

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:

Delegated Cases:

GRANTED:

EPF/1915/23	101 Bell Common Epping CM16 4DZ Mr South	Erection of a Single Storey Rear Extension
Committee have NO OBJECTION to this application provided the tree work is carried out under the supervision of the conservation officer at EFDC.		
EPF/0295/23	12 Hillcrest Way Epping CM16 7AR Mr Douglas Cameron	The proposed works are for a rear extension and additional exterior decking to provide outdoor amenity space from the extension. The proposed use of the rear extension is to extend the current kitchen.
Committee have NO OBJECTION to this application.		

EPF/2104/23	58 Stewards Green Road Epping CM16 7PD Ms Julie Keen	The Property of this application, No58 is a semi-detached pair with No 59. No 59 has been extended in the past with character additions. Similar extension are proposed with a 2 storey subservient side extension, a front porch and a subservient rear extension.
Committee have NO OBJECTION to this application.		
EPF/2114/23	Flat 1 13 Station Road Epping CM16 4HG Ms Jack Harris	TPO/EPF/16/82/G1 T3 & T5: Holly - Crown reduce height by up to 0.5m, as specified. Selective reduction of lateral branches over pavement, as specified. T4: Holly - Crown reduce height by up to 1m, as specified. Selective reduction of lateral branches over pavement, 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/2195/23	9 Crossing Road Epping CM16 7BQ Mr Gary Moyler	Proposed two storey side extension, loft conversion, window replacement and ground floor front extension.
Committee have NO OBJECTION to this application.		
EPF/1740/23	Former School Centrepont Building and Council Depot Land at St Johns Road Epping CM16 4BD Qualis Living Ltd	Application for approval of details reserved by condition 17 'Construction Management Plan' and condition 22 'Flood Risk and Drainage' on planning permission EPF/0917/21 (Redevelopment of the former school buildings and depot. Demolition of five buildings and the retention of three locally listed buildings. Development to comprise erection of new apartment buildings and the conversion, extension and change of use of the existing locally listed Centrepont building and Cookery School to provide a mix of residential units (Use Class C3) and ancillary communal amenity areas. Extension and refurbishment of two existing locally listed semi-detached caretaker cottages. Revised vehicular and pedestrian access from St Johns Road and new pedestrian access from High Street, all associated car and cycle parking, servicing, hard and soft landscaping and associated works).
Committee NOTED this application.		
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).
Committee NOTED this application.		

Delegated Cases:**REFUSED:**

EPF/0351/23	1 The Drummonds Epping CM16 4PJ Mrs N Spencer	Demolition of existing dwelling and replacement with four residential units.
<p>Committee STRONGLY OBJECT 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. Committee felt that there would be Highways safety implications relating to traffic to this location.</p> <p>Committee are concerned about the loss of trees to facilitate development.</p> <p>Relevant policies: Local Plan 2011-33: H1A (i), (ii) & (iii), T1 C (iv) and E, DM5 A (i), DM9, DM10 NPPF: Para 8b, 9, 127, 132</p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		

Delegated Cases:**NOT LAWFUL:**

EPF/2237/23	12 Ravensmere Epping CM16 4PS Ms Melanie Eichhorn-Schurig	Prior approval for the addition of one room on existing lower-level garage. Front window facing the street will only be moved forward and will remain in the same position to existing front facing window. No side facing windows are proposed.
Committee have NO OBJECTION to this application.		

Delegated Cases:**RAISE NO OBJECTION:**

EPF/2249/23	2 Spriggs Court Palmers Hill Epping CM16 6SD Mrs Mary Reynolds	Epping Conservation Area T1: Holly - Fell, and replace.
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.

COMMITTEE CASES

GRANTED None

COMMITTEE CASES

REFUSED None