



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
Cllr G Scruton (Mayor - *ex officio*)
Cllr M Wright (Deputy Mayor - *ex officio*)

Cllr B Scruton (Vice Chairman)
Cllr C McCredie
Cllr M-L Whitbread

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, 28th July 2020** at **6.30pm** for the purpose of transacting the business as set out in the agenda below.

Beverley Rumsey
Town Clerk
20th July 2020

CHANGES TO MEETINGS DURING THE CORONAVIRUS SITUATION From 4th April 2020

The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 came into effect on 4th April 2020. This enabled Town Councils to hold electronic meetings.

Press and Public Participation: A meeting code will be publicly displayed to allow access to the public sessions.

Members of the press and public who are not able to connect remotely will have the opportunity to input through the Town Clerk in advance of the meeting. Face to face Council and Committee meetings will resume once health and safety allows.

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 14th July 2020.

(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.

Please note: Members of the public will be invited to join this meeting by meeting code and password. Should members of the press and public not be able to join remotely, please contact the Town Clerk by 4pm on the day of the meeting.

6 NOTICES AND INFORMATION

A notification has been received from EFDC's Senior Car Parking Officer regarding a new parking scheme to be installed at Ivy Chimneys Road during July, with an operational date of August 10th.

Attached

Committee are requested to **NOTE** the above.

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:

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| EPF/0848/20 Revised | 32 Regent Road Epping CM16 5DL Mr Ash Patel | Proposed two storey side extension, & a single storey wrap around extension, with first floor set back 1 metre from the boundary. (Revised application to EPF/2494/19). "revised drawings received" |
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| EPF/1353/20 | 145 Lindsey Street CM16 6RF Mr and Mrs D Ball | Proposed rear single storey extension with a link to the existing outbuilding. The new rear extension to have part pitched & part flat roof with a glazed roof lantern. |
| EPF/1431/20 | 67 High Street Epping Essex CM16 4BA c/o agent | Application to determine Prior Approval for change of use from class A1, A2 & Sui Generis to class A3 for the whole of premises including, customer kitchens with an extractor fan. |
| EPF/1420/20 | Revival Court Flat 11 Half Moon Lane Epping Essex CM16 4AE Mr Matthew Jones | Proposed partial enclosure of a terrace with a new glazed retractable skylight in a frame with glazed side wall. - New velux window to sloped roof. |
| EPF/1421/20 | 57 Ivy Chimneys Epping CM16 4EP Mr Shane Healion | Demolition of rear extension & double extension added.(Revised application to EPF/0809/20). |

8 OTHERS:

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

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| DOC/ EPF/1362/20 | Former St Johns School, Tower Road CM16 Mr Ryan Naidoo | Discharge of Condition Confirmation of compliance with S106 planning obligations on EPF/1400/04 dated 19/08/2006 and 20/09/2006 (For the demolition of existing school, construction of new secondary school and residential development). |
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Committee is requested to **NOTE** this information.

9 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.

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| EPF/2919/19 | 55 High Street CM16 4BA Mr R Hopkins | Proposed redevelopment of an existing shop including a new shop front, new |
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| | | internal staircase to the flat above & 1 new dwelling to the rear of the shop. |
| <p>Committee STRONGLY OBJECT to this application.</p> <p>This proposal is a vast overdevelopment of the site in terms of its bulk, scale and density. There is the question of access to the new two-bedroom dwelling at the back of the property. There seems to be only one front access for the shop and one front access for the existing flat upstairs and proposed dwelling. There does not seem to be any provision for access to refuse collection. Where neighbouring properties have been developed, there have been better access arrangements. This proposal will result in a very cramped form of development and have a negative effect on the character of the urban environment.</p> <p>There is no provision for vehicle parking for the new dwelling. Even though the property is located near other forms of transport with cycle provision at the development, there is every likelihood that the residents in the new proposed flat will own vehicles even though the development is in an urban area. There are existing car parking facilities in the town but this provision in the area is quite inadequate. There are severe parking issues in Epping and the insufficient parking from this scheme will put additional pressures on the surrounding roads.</p> <p>National and local policy seek to protect the quality of the urban environment. The additional pressure on parking will reduce the quality of the urban environment in neighbouring roads. Development now should not result in a reduced quality of life for future generations.</p> <p>The Committee welcomes the refurbishment of the existing property as they agree that the shop front needs an update.</p> <p>Relevant policies: CP6, CP7, DBE1, DBE8, DBE10. Emerging Local Plan: H1A (ii), (iii) & (v), DM9J, T1 C & F NPPF: Paras 127, 180</p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p> | | |

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| EPF/3011/19 | Newstead 19 Coopersale Common Coopersale Epping CM16 7QS Mr & Mrs Bernard & Julie Misell | Proposed x2 no. new detached single family dwellings on the land currently occupied by the front garden of the existing house with the retention of the existing house. |
| <p>Committee OBJECT to this application.</p> <p>While Committee note the reduction in the number of proposed dwellings compared to previous applications, many of the previous issues remain.</p> | | |

This proposal is an overdevelopment of a residential garden with two separate dwellings. Its size and bulk would result in cramped development, which would have a negative effect on the amenity of the existing family house and the street scene, contrary to local and national policy. The site space is too small to accommodate such large residential development and the additional traffic that it will generate.

The size of the development and covering of a residential garden would result in a loss of amenity for neighbouring properties in terms of visual impact and would be overly dominant.

There are no designs for the properties to illustrate the impact on the character of the surrounding properties and the plans submitted for this application were very dark and obscure. There is also insufficient landscaping detail.

Planning permission has recently been granted for several developments in Coopersale and Committee do not feel there are adequate facilities for yet further bulk development. This is not a commuter area and has limited shops and school facilities. The infrastructure is not sufficient for higher density living and constantly developing this area will change its character to an unacceptable level, which will have a long-term negative impact. National policy states that development should be sustainable, seeking positive improvements in people's quality of life and not be detrimental to future generations. The proposal does not enhance the urban environment and will overstretch the limited amenities.

New development which results in unsympathetic change, overdevelopment and loss of amenity should not be permitted.

Relevant policies: CP2, CP3, CP6, CP7, DBE2, DBE9, DBE10, LL10, LL11, ST4, ST6
Emerging Local Plan: Draft Policy H1A (ii) & (iii)
NPPF paras 9, 53, 70

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

10 CONSULTATION

Application for a Premises License – CK Entertainments, 195-199 Cottis Lane

Amendments to the original application have been received from EFDC's Licensing Officer.

Page CL052PH

Remove: "capacity of 600 customer"

Replace: "capacity of 700 customer"

Page CL127Ph

Remove: "600 persons"

Replace: "700 persons"

As mentioned on page CL192PH

Remove:

- a) Garden & Terrace – 30 persons
- b) Nightclub – 700 persons"

Replace with:

- a) Terrace – 15 persons
- b) Garden - 50 persons
- c) Nightclub – 700 persons"

Committee is requested to **NOTE** the above.

11 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:

GRANTED:

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| EPF/2802/19 | 33 High Street CM16 4BA Options Autism (7) Ltd | Proposed change of use of a former car showroom (sui generis) to day school for children with an autistic spectrum conditions (D1), external alterations, small entrance lobby extension to tower with associated works including an external play area & car parking. |
| <p>Committee have NO OBJECTION to this application, providing the proposal is supported by the conservation officer and traffic congestion is considered resulting from the number of vehicular entry and exit visits to and from the site.</p> <p>The applicant must be extremely careful not to damage any of the historic fabric of the water tower when they make any alterations and additions, and this should be undertaken in close consultation with the conservation team. This water tower is not only listed, but it one of the three key towers in the town and as such is even more important.</p> <p>Even though there are proposed vehicle access points for student drop off and pick up to the site, this could cause extra traffic congestion to an already very busy High Street and have a detrimental effect on this Conservation Area.</p> <p>Committee support the concept of the proposed change of use from the car showroom to day school for children with an autistic spectrum condition.</p> | | |
| LB/ | 33 High Street | Grade II Listed Building application |

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| EPF/2803/19 | CM16 4BA Options Autism (7) Ltd | for proposed change of use of a former car showroom (sui generis) to day school for children with an autistic spectrum conditions (D1), external alterations, small entrance lobby extension to tower with associated works including an external play area & car parking. |
| <p>Committee have NO OBJECTION to this application, providing the proposal is supported by the conservation officer and traffic congestion is considered resulting from the number of vehicular entry and exit visits to and from the site.</p> <p>The applicant must be extremely careful not to damage any of the historic fabric of the water tower when they make any alterations and additions, and this should be undertaken in close consultation with the conservation team. This water tower is not only listed, but it one of the three key towers in the town and as such is even more important.</p> <p>Even though there are proposed vehicle access points for student drop off and pick up to the site, this could cause extra traffic congestion to an already very busy High Street and have a detrimental effect on this Conservation Area.</p> | | |
| EPF/0732/20 | 20 High Street CM16 4AB Mr & Mrs Hersom | Single storey rear and single storey side extension. |
| <p>Committee have NO OBJECTION to this application.</p> <p>Committee requested that if it is a locally listed building, then all work is carried out under the supervision of the conservation officer.</p> | | |
| EPF/1015/20 Revised | 25 Crows Road CM16 5DE Mr & Mrs Scavera | Revised application to EPF/0212/20 Proposed two storey side extension & a single storey rear extension. |
| Committee have NO OBJECTION to this application. | | |
| EPF/0952/20 | 55 Beaconfield Rd CM16 5AS Mr & Mrs D Whitbread | Proposed rear first floor extension with associated internal & external works. |
| Committee have NO OBJECTION to this application. | | |
| EPF/0978/20 | 28 Allnutts Road CM16 7BD Ms L York | Proposed two storey side and rear extension. |
| Committee have NO OBJECTION to this application. | | |
| EPF/0335/20 Revised | Revival Court 12 Half Moon Lane CM16 4AH Mr James Shand | Proposed extension on the roof terrace. |
| Committee have NO OBJECTION to this application. | | |

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| TRE/ EPF/1055/20 | Rimrock Kendal Avenue CM16 4PL Mrs J Porter | TPO/EPF/21/93 T1: Beech Crown reduce by up to 1.5m, as specified. |
| Committee have NO OBJECTION provided all work is carried out under the supervision of the arboricultural officer at EFDC. | | |

REFUSED:

None.

OTHER:

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| TPX EPF/1009/20 | 20 Coopersale Street CM16 7QJ Fletcher | Coopersale Street, Conservation Area TG1: 2 x Horse Chestnut (nearest house) Fell. 2 x Horse Chestnut - Repollard. TG2: 6 x Horse Chestnut - Repollard. |
| Committee NOTED this application. | | |
| CONSERVATION AREA GRANTED | | |
| CLD EPF/1007/20 | 32 Rayfield CM16 5AD Mr John Purches | Application for a Certificate of Lawful Development for a proposed loft extension. |
| Committee NOTED this application. | | |
| LAWFUL | | |
| PDE/ EPF/1162/20 | 66 Ivy Chimneys Rd CM16 4EP Mr Douglas Cameron | Application for Prior Approval for a Larger Home Extension measuring 5.90metres, height to eaves of 3.00 metres & a maximum height of 3.80 metres. |
| Committee NOTED this application. | | |
| PRIOR APPROVAL NOT REQUIRED | | |
| CLD/ EPF/1045/20 | 5 Beech Place CM16 5EJ Mr J Vyas | Certificate of Lawful Development for a proposed rear dormer window in connection with a loft conversion. |
| Committee NOTED this application. | | |
| LAWFUL | | |