

MINUTES of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. John's Road, Epping on **Tuesday, 22nd August 2017** at **19.30 hours**.

PRESENT: Cllr N Avey (Chairman & Deputy Town Mayor)
Cllr Mrs B Scruton (Vice Chairman)
Cllr L Burrows
Cllr A Church (Town Mayor)
Cllr Mrs D Baird
Cllr G Scruton
Cllr J A Smith
Cllr M Wright

IN ATTENDANCE: Cllr Jon Whitehouse, Cllr Cherry McCredie and 10 members of the public were present.

OFFICER: Beverley Rumsey (Town Clerk)
Geraldine Vallis (Planning & Events Officer)

171 APOLOGIES FOR ABSENCE

There were no apologies for absence.

172 DECLARATIONS OF INTEREST

All councillors declared a non-pecuniary interest in application EPF/2059/17 - Shaftesbury Farm, Lindsey Street, CM16 6RE, as the applicant is a councillor.

Cllr N Avey requested an entry to be made in the minutes, to make it clear, that as a member of both the Town and District Councils, he will reconsider all matters at District level taking into account all relevant evidence and representations at the District tier. Therefore, he cannot be bound in any way by any view expressed in the parish tier or by the decisions of this Committee.

173 DISPENSATIONS

There were no dispensations.

174 CONFIRMATION OF MINUTES

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 8th August 2017 be signed by the Chairman as a true record.

175 PUBLIC QUESTIONS OR COMMENTS

The Town Clerk advised members of public objection to EPF/1973/17 - Newstead, 19 Coopersale Common, and EPF/1401/17- Hartlands, 4a Kendal Avenue, which would be discussed under agenda item 7.

176 NOTICES AND INFORMATION

There were no notices or information.

177 PLANNING APPLICATIONS

Committee **CONSIDERED** the following planning and tree applications received from Epping Forest District Council since the date of the previous meeting until the date of this agenda.

EPF/1973/17	Newstead 19 Coopersale Common Coopersale CM16 7QS Mcap (Europe) Ltd	Full planning permission for the demolition of 19 Coopersale Common and erection of six detached houses (2x3 bedroom and 4x4 bedroom) and associated amenity space, car parking, cycle storage and landscaping.
<p>Committee OBJECT to this application.</p> <p>Whilst Committee note the reduction in the number of proposed dwellings, many of the previous issues remain. The proposal is still a vast overdevelopment of this site in terms of its scale, height, bulk and density. The size and design of the properties do not respect the character of the surrounding area and would have a detrimental effect on the street scene and style of the village, particularly as it faces properties of traditional character on Coopersale Common. The size of both the properties and the development, which comes right up to the site boundaries, would result in a loss of amenity for neighbouring properties in terms of light, overlooking, privacy and would be overly dominant and overbearing. The size, design and materials of the proposed houses would be completely out of keeping with the street scene and change the character of this urban area irrevocably.</p> <p>Committee feel that losing a perfectly good family house and such a vast loss of trees and greenery should not be permitted, as both contribute to the character of the surrounding area. Policy requests a mix of dwellings and good quality larger, family homes are an important part of that mix. The greenery also acts as privacy screening for neighbouring properties and its removal would add to their loss of amenity.</p> <p>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</p>		

generations. The proposal does not enhance the urban environment, will overstretch amenities and this level of development is not sustainable.

Whilst the development allows for two parking spaces for each property, in reality, multiple family homes of this size will have additional cars. There are already parking pressures in this area as there is a large, family estate and a school and any overflow parking from this bulk development will spill out into the surrounding roads and exacerbate the parking problems. Committee also note the loss of a layby, which is currently already used to capacity. This development would be located on a busy junction, with a vast increase in the number of cars accessing the site, which would be detrimental to Highway safety and the character of the area through which the new traffic will move.

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

Relevant policies: CP2(iv), CP3, CP6, CP7, DBE2, DBE9, DBE10, H4A, ST4. NPPF (paras 9 & 17). Emerging Local Plan: Draft Policy H1

EPF/1401/17	Hartlands 4 A Kendal Avenue CM16 4PN Mr Jason Stanley	Demolition of existing dwelling house and erection of a new build project consisting of 6 luxury apartments.
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Committee **OBJECT** to this application.

Whilst Committee note the reduction in the number of dwellings and the basement car park, the proposal is still a vast overdevelopment of the site in terms of its size and density.

The proposal would be much higher than the existing property and would be overbearing for neighbours. It would have a detrimental effect on the immediate street scene and would result in a loss of amenity for neighbouring properties in terms of visual impact, light and privacy. The proposed basement car lift system would result in a loss of amenity for neighbouring properties in terms of noise nuisance and disturbance.

The design of the building is not in keeping with the street scene and highlights this as a flatted development, in stark contrast to the large, detached, individual family homes that are characteristic of this avenue-style road. The intensification of use from a three bedroom family home to five individual apartments would impact adversely on the surrounding area in terms of noise nuisance, disturbance and additional traffic.

The property is located close to a junction and the vast increase in the number of vehicles using the property would have a harmful effect on Highway safety and on the character of the area through which the new traffic would move. The site is not large enough to accommodate such a complex basement parking system, which has not been designed to allow ease of movement. The implementation of such a system may result in major issues for the immediate neighbours, damaging their properties, due to excavation depths. The awkwardness of this basement system, and visitors to the flats, would result in additional cars parking in the neighbouring roads which already suffer from commuter

and weekend parking. Additional commuter parking would detract from this high quality urban environment.

Committee object to the demolition of a perfectly good family home, particularly one which is quite unique in architectural style. Epping needs a mix of dwelling types with properties available for those wishing to upsize as well as downsize. Constantly granting permission for flats at the expense of good quality family homes, will adversely affect the mix of dwelling types available in the town and alter the core character of this prestigious road. The need for flats is being catering for within the new Draft Local Plan and building plans set until 2033 within such plan.

Local and national policy state that the emphasis should be improving the quality of life in urban areas, not reducing that quality for future generations. Constantly allowing flats at the expense of family houses, reduces the mix of dwelling types available and thus reduces choice.

National policy states that the character of individual areas must be taken into consideration and this development does not respect Kendal Avenue.

Relevant policies: CP6, CP7, DBE1, DBE2, DBE9, H3A, H4A, ST4, ST6.
NPPF Paras 17, 55, 64.

EPF/1494/17	First Floor 152 High Street CM16 4AQ Mr David Sealey	Change of use from ladies hairdressers to office use class A1 to B1.
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Committee have **NO OBJECTION** to this application.

Committee note that this is a retrospective application as the works have already been undertaken and would request applicants are properly deterred from this practice which undermines the system.

EPF/1757/17	8 Amesbury Road CM16 4HZ Mr Matthew Risley	Proposed part loft conversion including construction of dormer to rear.
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Committee have **NO OBJECTION** to this application.

TPO EPF/2071/17	7 High Street CM16 4AY Miss K Barter	TPO/EPF/04/00 T1 Sycamore: Lateral Crown reduction of up to 2m.
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Committee have **NO OBJECTION** to this application, providing all work is carried out under the supervision of EFDC's arboricultural officer.

EPF/2059/17	Shaftesbury Farm Lindsey Street CM16 6RE F Pegrum & Son	To erect an agricultural steel portal framed building to form an agricultural chemical sprayer cover and filling area and chemical store with bunded floors.
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Committee have **NO OBJECTION** to this application, providing there is no objection from

the land contamination team.

178 **NOTICE OF APPEAL**

EPF/2113/16	Newstead, 19 Coopersale Common Coopersale CM16 7QS Mafi Holdings Ltd	Full planning permission for the demolition of 19 Coopersale Common and erection of eight x 3 bedroom terraced houses and associated amenity space, car parking and cycle storage.
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Committee **NOTED** the appeal.

179 **APPLICATIONS WITHDRAWN**

LB/ EPF/1758/17	49-51 Bell Common CM16 4DY Mr Dan Gardner	Grade II listed building application for proposed replacement garage.
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Committee **NOTED** the withdrawn application.

180 **EPPING IN BLOOM ROSEBOWL**

Committee considered the nominations and **RESOLVED** that the recipient of The Rosebowl for 2016-2017 is The Garnon Bushes.

181 **EFDC PLANNING DECISIONS**

Committee **NOTED** the following planning decisions received from Epping Forest District Council.

GRANTED:

EPF/1410/17	EPF/1454/17	EPF/1439/17	EPF/1443/17
EPF/1500/17	EPF/1532/17	EPF/1595/17	EPF/1637/17
EPF/1619/17	EPF/1637/17	EPF/1641/17	EPF/1656/17

REFUSED:

EPF/1180/17			
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The Chairman closed the meeting at **20.22 hours**.

Signature of Chairman

Date