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 & Mayor– e*x officio*)
Cllr Mrs D Baird
Cllr G Scruton (Deputy Mayor– e*x officio*)
Cllr M Wright
Cllr Mrs B Scruton (Vice Chairman)
Cllr Mrs C McCredie
Cllr J A Smith

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 March 2019** at **19.30 hours** for the purpose of transacting the business as set out in the agenda below.

Beverley Rumsey
Town Clerk
20th March 2019

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 has requested an entry be made in the minutes to make it clear that, as a member of both the District and Town 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.

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 March 2019. **(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.

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/0468/19 Revised	Ringinglow High Road CM16 4DQ Ms H Shepherd	**Revised application to EPF/2203/18** The erection of a new 7 bedroom dwelling and demolition of existing house and outbuildings
Decision taken on 13th November 2018 by P&GP Committee on application EPF/2203/18 which was then WITHDRAWN Committee have **NO OBJECTION** to this application. Committee would request, however, that the removal of any trees or shrubs is undertaken under the direction of the arboricultural officer at EFDC and any removal should not harm the overall greenery and visual impact of the setting.		
EPF/0232/19	19 Highfield Place CM16 4DB Mrs Bonita Enright	Replacement of old balcony across two bedrooms to new standards balcony. Small balcony from patio doors from the third bedroom.
EPF/0457/19	6 Coopersale Common Coopersale CM16 7QR Mr & Mrs Da Silva	Conversion of an existing open car port to provide an extended living room.

8 OTHERS

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

Enforcement Appeals

ENF/0702/16	83 Bell Common, CM16 4DZ Mr Paul Commins	Without planning permission the unauthorised construction of a dormer positioned on the South West facing elevation.
Reference 18/3205759	**Appeal Type** Written Representations	**Reason for Appeal** Against an Enforcement Notice

Committee is requested to **NOTE** these matters and **DECIDE** if responses are appropriate.

9 **APPLICATIONS WITHDRAWN**

To **NOTE** the withdrawal of the following application as received from Epping Forest District Council since the date of the previous agenda and up until the date of this agenda.

EPF/2203/18	Ringinglow High Road CM16 4DQ Ms H Shepherd	Proposed replacement dwelling, including demolition of existing dwelling and outbuildings and extension of residential curtilage.
Committee have **NO OBJECTION** to this application. Committee would request, however, that the removal of any trees or shrubs is undertaken under the direction of the arboricultural officer at EFDC and any removal should not harm the overall greenery and visual impact of the setting.		

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:

GRANTED:

PRIOR APPROVAL PN/ EPF/3403/18	Clasper House Hemnall Street CM16 4MR Shivishi Ltd c/o Allen Planning Ltd	**Alternate Layout to EPF/3113/18 Notification for Prior Approval for a proposed change of a building from office use (Class B1(a)) to form 5 apartments.**
Committee **strongly OBJECT** to this application. The Town Council were very disappointed that they were not consulted as part of the planning process on this Notification for Prior Approval application and the other recent applications for this property. This proposal is a vast overdevelopment of the site in terms of its size and storeys to turn an office development into five flats. It would adversely affect the street scene and the character of the area and would result in a loss of amenity for neighbouring properties in terms of visual impact and		

overshadowing. The site is landlocked and there is insufficient space for such an intensification of use.

There is also insufficient access for residents, visitors and basic requirements such as refuse bin and emergency vehicles movements. Epping experiences extreme parking pressures, due to its relationship to London and the Central Line and a development of this scale with no parking would exacerbate those pressures, having a seriously harmful effect on the urban environment. There is no allowance for parking for the flats, would result in additional cars parking in the neighbouring roads which already suffer from parking and congestion problems. The generation of additional traffic and refuse in this already busy location, will result in a loss of amenity in terms of noise and disturbance.

National policy states that sustainable development means that better lives for ourselves does not mean worse lives for future generations. This development would be detrimental to both current and futures generations, at this location.

Relevant policies: CP3 (i), CP6, CP7, DBE2, DBE9, H3A, ST4, ST6, TC3 (ii).
Emerging Local Plan: H1A (ii) and (iii)
NPPF: Paras 9, 17

EPF/0047/19 Amendment	40 Bridge Hill CM16 4ER Mrs Helen Johnson	**Amendment to EPF/1434/18** Single storey rear extension and new enlarged front porch.
Committee have **NOTED** the amended plans and have **NO OBJECTION** to this application.		
EPF/0021/19	61 Charles Street CM16 7AX Mr Josef Lexx Styles	Proposed porch extension, floor plan re-design with all associated works.
Committee have **NO OBJECTION** to this application.		
EPF/0024/19	237-253 Marks And Spencer Plc High Street CM16 4BP Marks and Spencer	Installation of 2 flues to roof to accommodate new plant works.
Committee have **NO OBJECTION** to this application.		
EPF/3078/18	5 Hartland Road CM16 4PH Mr Hoa Le	Proposed single storey rear extension with roof light.
Committee have **NO OBJECTION** to this application.		
EPF/3116/18	Edenparc 9 Kendal Avenue CM16 4PW Mr J Jennings	Erection of brickwork front garden wall. Stone capping detail to piers and stone coping detail to top of wall between piers. Ornate railing infill between piers.
Committee have **NO OBJECTION** to this application. However, Committee comment that this is a retrospective application, which, once again, shows disregard for the planning system.		

EPF/2817/18	80 High Street CM16 4AE Ms Thuy Nguyen	Change of Use Application from A1 class to Sui Generis (nail salon).
Committee have **NO OBJECTION** to this application.		
EPF/0076/19	10 Ivy Chimneys Rd CM16 4EL Mr & Mrs Wise	Proposed part single, part two storey extension including Juliet balcony to rear.
Committee have **NO OBJECTION** to this application.		
EPF/0060/19	1B Tower Road CM16 5EL Mr & Mrs Horton	Single storey side extension.
Committee have **NO OBJECTION** to this application.		
VAR/ EPF/3256/18	16 Kendal Avenue CM16 4PW Mr & Mrs Hunter	**Variation of condition 2 `** plan numbers' of EPF/0309/17 (Demolition of existing 3 bedroom house and construction of new 5 bedroom house).
Committee have **NO OBJECTION** to this application.		

REFUSED:

EPF/3165/18	11 Kendal Avenue CM16 4PW Mr Martin Shipp	A new detached four bedroom house to the rear of the site, including a raised driveway and a detached garage.
Committee **strongly OBJECT** to this application. It is an overdevelopment and over intensification of the site, which does not respect its setting. Kendal Avenue is characterised by large, detached family dwellings and this proposal seeks to alter that character by squashing another dwelling in an area designed for one. The dwelling on this site would be overly dominant for neighbouring properties and cause more traffic on that road. The property backs onto Green Belt land and this development would have a detrimental effect on the surrounding area. The Committee do not support the loss of established trees in this leafy location to facilitate development. Relevant policies: CP2, CP7, DBE1, DBE2, DBE9, LL10 (Local Plan 1998/2006). Emerging Local Plan: H1 A (ii) & (iii) NPPF Para 17, 48, 53		
EPF/0059/19	61 Charles Street CM16 7AX Mr Josef Lexx Styles	Proposed loft conversion.
Committee **OBJECT** to this application. This loft conversion proposal is an overdevelopment of the site and would result in a loss of amenity for neighbouring properties in terms of overlooking. Relevant policies: CP2, CP6, CP7, DBE2, DBE9, DEB10. Emerging Local Plan: H1A (ii) & (iii), DM9J NPPF: Para 17		

EPF/0020/19	61 Charles Street CM16 7AX Mr Josef Lexx Styles	Proposed first floor extension.
Committee have **NO OBJECTION** to this application.		