



# EPPING TOWN COUNCIL

EPPING HALL, ST JOHNS RD, EPPING, ESSEX CM16 5JU

Tel: 01992 579444 Fax: 01992 579446 e-mail: [info@eppingtowncouncil.gov.uk](mailto:info@eppingtowncouncil.gov.uk)

## TO ALL MEMBERS of the PLANNING AND GENERAL PURPOSES COMMITTEE

Cllr N Avey (Chairman & Mayor- *ex officio*)  
Cllr Mrs D Baird  
Cllr G Scruton (Deputy Mayor- *ex 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, 8<sup>th</sup> January 2019 at 19.30 hours for the purpose of transacting the business as set out in the agenda below.

Beverley Rumsey  
Town Clerk  
2<sup>nd</sup> January 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 11<sup>th</sup> December 2018. (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/3182/18 Revised	74-76 High Street CM16 4AE Mrs Ozkan	Cover rear garden with a flat roof for use as storage area (revised application to EPF/2185/18).
EPF/3146/18	Mcnaire Kendal Avenue CM16 4PW Mrs S Fisher	Demolish conservatory and erection of two storey side and rear extension, demolish detached garage and erect two storey ancillary accommodation (Revision to EPF/2028/18).
EPF/3174/18	Old Epping Laundry Site Bower Hill CM16 7AD Mr Phil Deeley	Demolition of existing buildings and the erection of 62 residential units alongside associated access, open space, landscaping and parking.
EPF/2719/18	6 Griffins Wood Cottages High Road CM16 4DH Mr Brian Hannaford	Part single storey, part two storey side extension and part single & part two storey rear extension.
EPF/3078/18	5 Hartland Road CM16 4PH Mr Hoa Le	Proposed single storey rear extension with roof light.
EPF/3148/18	Martles Ambleside CM16 4PT Mrs Gates	Single storey front and side extensions, re roof garage and new front gates.
COU/ EPF/3185/18	33 High Street CM16 4BA Mrs R Humphris	<b>Change of Use application</b> from Sui Generis, Car Showroom to A3, Restaurant use.

EPF/3240/18	17 Lower Bury Lane CM16 5HA Mr & Mrs Olivia Darby	Double storey side and ground floor rear extension. Existing front enclosed porch removed and a new open porch proposed.
EPF/3300/18 Alastair Prince	1 Bower Terrace Bower Hill CM16 7AP Mr Ranji Arachchy	Garden annexe building
VAR/ EPF/3256/18	16 Kendal Avenue CM16 4PW Mr & Mrs Hunter	<b>Variation of condition 2`</b> plan numbers' of EPF/0309/17 (Demolition of existing 3 bedroom house and construction of new 5 bedroom house).
EPF/3217/18	10 Lower Bury Lane CM16 5HA Mrs B Saharoy	Boundary wall and gate around front garden.
EPF/3215/18	4 Park Side CM16 6SS Mr & Mrs S Radford	Rear single storey extension.
EPF/3191/18	33A Allnutts Road CM16 7BE Mrs S Segaram	Siting of a container in rear garden.
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.
TPO/ EPF/3207/18	12 Kendal Avenue CM16 4PW Mr Ronald Fraser	<b>TPO/EPF/45/91 (Ref: G2 &amp; T1)</b> T1-T4: 4 x Lime – Reduce to previous pruning points.

## 8 Certificates of Lawful Development

EPF/3134/18	84 Tower Road CM16 5EW Zoe Pierson	<b>Certificate Of Lawful Development</b> for proposed loft conversion with hip to gable roof and rear dormer.
-------------	--	--

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

## 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.

EPF/1348/18 Resubmission James Rogers	4 Kendal Avenue CM16 4PN Mr & Mrs Virk	<b>Re-submission of Refused application: EPF/2335/17</b> Demolition of existing 4 bed house. Construction of 3 storey block of flats consisting of 5, 2 bedrooms flats, with allocated parking, cycle store and bin store.
<b><u>Decision taken by P&amp;GP Committee at the meeting held on 12<sup>th</sup> June 2018</u></b>		
<p>Committee strongly <b>OBJECT</b> to this application.</p> <p>Whilst Committee note the revised application, these revisions have not addressed Committee's previous concerns. This proposal is still a vast overdevelopment of the site in terms of its bulk, scale and density. The density is far too high for this location. The bulk will be overbearing and have an overly dominant effect on the street scene. It is quite clearly a flatted development, rather than a large family home, which is characteristic of this area of Epping and which will be detrimental to the character of the surrounding area, particularly the carefully styled properties on Kendal Avenue. The design of this development is not in keeping with the street scene.</p> <p>The proposal, due to its overbearing bulk and design, will result in a loss of amenity for neighbouring properties, in terms of overlooking, overshadowing and visual impact. 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.</p> <p>Even though the property is located near the tube station, the car parking provision is 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>It is proposed that the existing access entrance to the property will be boarded up and the new entrance will be on Hartland Road. The increase in the volume of traffic generated near this busy and congested junction would have a negative effect on Highway safety and would lead to excessive traffic congestion, resulting in unacceptable adverse effects from traffic generation on the character and environment of the area through which this new traffic will move. The access issue will be worse than currently.</p> <p>Committee strongly object to the loss of this large, attractive family house. 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.</p> <p>Committee also note there are no Tree Protection Order (TPO) details for any of the trees that are proposed to be felled or adequate explanations for the provision of landscape retention.</p> <p>Committee are disappointed to see this application return as councillors have made it quite clear they do not wish to see a flatted development at this location.</p> <p>Relevant policies: CP2, CP7, DBE1, DBE2, DBE9, LL10, ST4, ST6, H3A, H4A.  Emerging Local Plan: H1A (ii) &amp; (iii)  NPPF: Para 17</p>		

## 10 STREET NAMING AND NUMBERING

### Allocated postal address to 5 residential properties at 17 Hemnall Street

Plot 1 - Flat 1, Oaktree Court, 17 Hemnall Street Epping, CN16 4LS  
 Plot 2 - Flat 2, Oaktree Court, 17 Hemnall Street Epping, CN16 4LS  
 Plot 3 - Flat 3, Oaktree Court, 17 Hemnall Street Epping, CN16 4LS  
 Plot 4 - Flat 4, Oaktree Court, 17 Hemnall Street Epping, CN16 4LS  
 Plot 5 - Flat 5, Oaktree Court, 17 Hemnall Street Epping, CN16 4LS

### Allocated postal address to 2 Residential Flats at 309 High Street

Plot 1 - Flat 1, 309 High Street, Epping, CM16 4DA  
 Plot 2 - Flat 2, 309 High Street, Epping, CM16 4DA

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:

EPF/1030/18 Amended	22 Barnfield CM16 6RL Mr A Kennedy	<b>**AMENDED DESCRIPTION**</b> Amendment to balcony approved under EPF/1538/15 to form an external terrace area.
Committee have <b>NO OBJECTION</b> to this application.		
EPF/2321/18	Oakleigh, Maltings Drive, CM16 6SH Mr & Mrs Graham & Emma Mitchell	Removal of existing roof, new first floor & raising roof.
Committee <b>OBJECT</b> to this application.		
This proposal is a vast overdevelopment of the site in terms of its size and dominance, in a carefully styled close. It would result in a loss of amenity for the neighbouring properties in terms of overshadowing and visual impact.		
Relevant policies: (Local Plan 1998 & Alterations (2006): DBE2, DBE9, DEB10 Emerging Local Plan: DM9A, DM10E		
<b>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</b>		
EPF/2579/18	12 Bridge Hill CM16 4ER Di-lorio	Ground floor front and rear extension, first floor front and rear extension and loft conversion and roof profile alteration with dormer rear extension. Replacement materials/re-clad to all building facades and roof.
Committee have <b>NO OBJECTION</b> to this application.		

EPF/2469/18	152A High Street CM16 4AQ Mr David Sealey	Change of use of first floor from office (class B1) to beauty clinic.
Committee have <b>NO OBJECTION</b> to this application.		
EPF/2603/18	57 Crows Road CM16 5DH Mr George Harris	Demolish and re-build existing single storey rear extension and front porch.
Committee have <b>NO OBJECTION</b> to this application.		
EPF/2639/18	30 The Orchards CM16 7BB Mr & Mrs J Pikus	Rear single storey extension with roof lantern & garage conversion.
Committee have <b>NO OBJECTION</b> to this application.		
TPO/ EPF/2535/18	36 Highfield Green CM16 5HD Mr R Lang	<b>TPO/EPF/26/91</b> T2: Field Maple & T3: Horse Chestnut - Reduce, as specified.
Committee have <b>NO OBJECTION</b> to the reduction of the field maple and horse chestnut, but would only support the felling of the weeping ash if it was supported by the arboricultural officer at EFDC.		
TPO/ EPF/2552/18	36 Highfield Green CM16 5HD Mr R Lang	<b>TPO/EPF/26/91</b> <b>T1: Weeping Ash - Fell.</b>
Committee have <b>NO OBJECTION</b> to the reduction of the field maple and horse chestnut, but would only support the felling of the weeping ash if it was supported by the arboricultural officer at EFDC.		
EPF/2321/18 Amended	Oakleigh, Maltings Drive, CM16 6SH Mr & Mrs Graham & Emma Mitchell	Removal of existing roof, new first floor & raising roof.
Committee have <b>NO OBJECTION</b> to this application.		
EPF/2714/18	19 Crows Road CM16 5DE Mr Peter Bloxham	Single storey side / rear extension. Replacement of the existing garage roof with a part pitched roof to the front and the street scene, with a flat roof behind. Rebuilding the existing garden room as a kitchen extension with breakthrough to the original house and widened width and increased length into garden.
Committee have <b>NO OBJECTION</b> to this application.		
EPF/2721/18	5 Egg Hall CM16 6SA Mr & Mrs Orlek	First floor front extension.
Committee have <b>NO OBJECTION</b> to this application.		

EPF/2738/18	81 Centre Drive CM16 4JF Mr & Mrs D Lucken	Proposed single storey rear extension and changes to external finishes on rear wall.
Committee have <b>NO OBJECTION</b> to this application.		
EPF/2654/18	21 Amesbury Road CM16 4HZ Mr M Daniel	Single storey front to side extension.
Committee have <b>NO OBJECTION</b> to this application.		
EPF/2761/18	42 Allnutts Road CM16 7BE Mr T Stiles	Single storey rear extension.
Committee have <b>NO OBJECTION</b> to this application.		

**REFUSED:**

EPF/1583/18	1 Buttercross Lane CM16 5AA Mr David Shaw	Demolish existing house and replace with 9 apartments.
Committee strongly <b>OBJECT</b> to this application.		
<p>This proposal will have a dramatic and negative effect on the conservation area. The proposal is a vast overdevelopment of the site in terms of density and height, having three storeys, which would result in an overly dominant and irreversible effect on the street scene. The proposal would decimate the street scene of this historic lane and the character of the road would be lost. The whole development does not fit within this part of the conservation area.</p> <p>The proposal would be excessively overbearing and turn a family home into nine flats which would constitute mass overdevelopment. The size and dominance of the building would create a tunnelling effect. The density far exceeds that which is laid out in Policy. The intensification of use from a detached family home to nine individual apartments would impact adversely on the surrounding area in terms of visual impact, noise nuisance, disturbance and additional traffic.</p> <p>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 larger scale movement of traffic. There is no allowance for visitors parking to the flats, would result in additional cars parking in the neighbouring roads which already suffer from parking and congestion problems. There are severe parking issues in Epping and the insufficient parking from this scheme will add to the 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. Buttercross Lane is a narrow road and this proposal would make access difficult for emergency vehicles as well as refuse vehicles.</p> <p>Committee object to the loss of this large family house, which are as necessary as flats and do not feel this is a suitable location. A mix of dwelling types is required and removing large, family homes does not contribute to this objective. 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 historic lane.</p>		

National policy states that the character of individual areas must be taken into consideration and this development does not respect the conservation area of the town centre. 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. The need for flats is being catered for within the new Draft Local Plan and building plans set until 2033 within such plan.

There would be a loss of trees and loss of greenery which would generate increased pollution.

The resulting loss of amenity for neighbouring properties in terms of its overbearing nature, visual impact, additional traffic and nuisance is not acceptable and contravenes policy.

Relevant policies: CP2, CP6, CP7, DBE1, DBE2, DBE9, H3A, H4A, ST4, ST6.

Emerging Local Plan: H1A (ii) & (iii), DM9J

NPPF: Paras 9, 17, 53, 55, 64

EPF/2120/18	Lindsey House 15 Lindsey Street CM16 6RB Bhangu	<b>Proposed change of use of care home (Use Class C2) to 6 flats (Use Class C3), including rear extensions and side extensions.</b>
-------------	--	---

Committee OBJECT to this application.

The proposal is an overdevelopment of the site in terms of its size, height and bulk. It would result in a loss of amenity for the neighbouring property in terms of overshadowing, overlooking and loss of light. The bulk of the proposal will have a detrimental effect on the street scene and the character of the urban area, where all neighbouring properties are large family homes.

Committee object to the change of use to this class and to the loss of a perfectly good single family dwelling for yet more flats. Continually converting large family homes into flats is adversely affecting the mix of dwelling types available, which contravenes policy.

This proposal will result in the generation of far more traffic than is existing, which will have a detrimental effect on Highway safety in a very narrow road and junction. The additional traffic will be detrimental to the area through which it will move. It will also exacerbate the town's severe parking issues, as additional residents and visitors cars will park on the surrounding roads.

Committee object to the loss of healthy trees to facilitate development.

Committee are concerned about the restrictive covenant and would request the holders of the covenant are given sufficient time to take legal advice.

Relevant policies: CP2, CP7, DBE2, DBE9, DBE10, H4A, LL10, ST4.  
NPPF: Para 70

Emerging local plan: H1A (iii), DM5B, DM9A, DM10.

EPF/2326/18	Southview, Coopersale Common, Coopersale, CM16 7QT Mrs Ann Jackson	Demolition of existing two storey dwelling & erection of nine new dwellings.
<p>Committee <b>OBJECT</b> to this application.</p> <p>The proposal is a vast overdevelopment of the site in terms of its size and density, which would result in a loss of amenity for neighbouring properties in terms of overlooking, visual impact and dominance. Coopersale is a rural village which has already seen major development on the former allotment site and the village infrastructure cannot cope with any more multiple development. The proposal to erect nine homes on this site would adversely affect the character of the surrounding area and have a detrimental effect on the street scene, as the large hedgerow that would be lost as part of the development is a key visual feature on the approach into this rural village. The site also abuts Green Belt land and the Essex Way and the prominence of this proposal would adversely affect these key green spaces and natural wildlife habitats.</p> <p>The proposal would have an extremely detrimental effect on Highway safety, as the entrance would be located on a very dangerous bend where traffic approaches at speed and where there is no adequate pavement. This development would attract at least 21 additional vehicles, accessing the site on a regular basis. The access to this site cannot accommodate such an increase in vehicular movement and would result in harm to the existing area, through which the new traffic would move, including the neighbouring church hall. This would be extremely heightened during the period of construction.</p> <p>Relevant policies:</p> <p>(Local Plan 1998 &amp; Alterations (2006)) CP2 (i), (iv) &amp; (v), CP7, DBE2, DBE9, DBE10, LL1, LL10, ST4 NPPF para 70 Emerging Local Plan: DM5 A (i) &amp; (iv), DM9, T1C</p>		