



# 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 by **ZOOM (digital meeting platform)** on **Tuesday, 11th August 2020 at 6.30pm** in order to transact the following business as set out in the agenda below.

**Beverley Rumsey**

**Town Clerk**

**5th August 2020**

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### 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.

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## 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 28<sup>th</sup> 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**

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/1332/20 Revised	Land rear of 1-7 Margaret Road CM16 5BP Theydon Trust Ltd	<b>Revised application to EPF/0921/19</b> Proposed erection of 2 of semi-detached bungalows, with associated parking & garden areas.
EPF/1340/20	Spindrift Kendal Avenue CM16 4PP Mr Alex Gibbard	Application for removal of condition 4 of <b>EPF/2172/19</b> - pre commencement submission of surface water drainage details - (Proposed two storey rear extension and garage conversion).

**8 OTHERS:**

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

PDE/ EPF/1589/20	20 High Street CM16 4AB Mr & Mrs Hersom	Application for Prior Approval for a Larger Home Extension measuring 4.00 metres, height to eaves of 2.40 metres & a maximum height of 3.90 metres.
TPX/	Coopersale Lodge	1) Acer - Fell

EPF/1569/20	38 Coopersale Street CM16 7QJ Mr Robert Bird Coopersale Street Conservation Area	2) 2 x Yew - Lateral reduction. 3) Conifer - Reduce height by up to 2.5m. 4) Conifer - Fell. 5) Cooper Beech - Lateral reduction up to 1.5m. 6) Magnolia - Crown reduce. 7) Oak - Crown lift by removing 2 x lowest branches. 8) Holly - Reduce height. 9) 3 x Conifer - Fell. 10) 2 x Pine - Fell.
DRC/ EPF/1595/20	Civic Offices, Epping Forest District Council 323 High Street CM16 4BZ Michael Turnbull	Application for Approval of Details Reserved by Condition 3 "details of the floor and wall finishes" for <b>EPF/2738/19</b> . (Grade II Listed Building Application for proposed internal & external alterations to the Civic Offices, such as like for like replacement of glazed roof elements, addition of PV solar panels to the roof, repairs & maintenance of existing features).

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.

EPF/2447/19	1 Buttercross Lane CM16 5AA Mr Robert Shaw	Demolish existing house and replace with 6 apartments.
<p><b>Decision taken by P&amp;GP Committee 12<sup>th</sup> November 2019</b></p> <p>Committee <b>very strongly OBJECT</b> to this application.</p> <p>Whilst Committee note the amended plans, these have not addressed Committee's previous concerns regarding overdevelopment, the conservation area and access. The changes made have created a building which still occupies three stories, making it overly dominant and inappropriate in this sensitive setting. The updated drawing is also misleading with an incorrect perspective on the streetscene. This proposal would have a dramatic and negative effect on the conservation area.</p> <p>The proposal is still a vast overdevelopment of the site in terms of bulk, depth and width, which would result in an overly dominant and irreversible effect on the street scene, with a much-increased density. The footprint of the building still vastly exceeds that of the existing house and the height still results in three residential storeys, which affects the openness of the conservation area. This bulk and depth would consequently result in a loss of amenity for neighbouring properties in terms of overshadowing and visual impact.</p> <p>Buttercross Lane has a vehicle access problem with the current number of houses located</p>		

on this very small lane and this proposal would make the issue far worse with the extra traffic.

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 making the road dangerous. The entrance to Buttercross Lane is extremely narrow and traffic already exits onto pedestrian pathways, in a busy High Street and Market Town. There also would not be enough parking spaces provided for six two-bedroom apartments on this site, with visitors.

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. Flats do not respect the predominantly detached family homes in this historic location. 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.

The Town Council have received many neighbour objections along with a petition supported from many local people about this proposal which the Committee were in full agreement with.

The loss of trees and greenery on this site is regrettable and has resulted in a significantly altered vista for the neighbouring properties.

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

Emerging Local Plan: H1A (ii) & (iii), H1C, DM9A

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

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

EPF/1583/18

Demolish existing house and replace with 9 apartments.

**REFUSED**

EPF/0255/19 Revised 26<sup>th</sup> February 2019

**Revised application to EPF/1583/18**

Demolish existing house and replace with 6 apartments and 1 terraced house.

**WITHDRAWN**

EPF/1120/20 23<sup>rd</sup> June 2020

Demolish existing property and erect one 3 bedroom house and three 2 bedroom Apartments.

**REGISTERED ONLY**

Committee is requested to **NOTE** this information.

## 10 CONSULTATION

[Application for a Street Trading Consent Cockleshack Lindsey Street Community Association car park](#)

A new application for a Street Trading Consent at the premises above has been received from EFDC'S Licensing Officer. It is to sell hot and cold seafood, Thursday to Sunday 10.00 – 19.00pm, from a van in the carpark of Lindsey Street Community Association.

The consultation period for this starts 31<sup>st</sup> July 2020 and ends 20<sup>th</sup> August 2020, any representation or comments must be submitted within this time period.

Committee is requested to **NOTE** this information and **CONSIDER** if any comments are required.

## 11 APPLICATIONS WITHDRAWN

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

EPF/1139/20	1 Stonards Hill, CM16 4QE Mr A Conway	Demolition of existing house and replace with building containing 1 one bed and 6 two bed apartments.
<p>Committee <b>OBJECT</b> to this application.</p> <p>This proposal would constitute overdevelopment of the site in terms of its bulk and height. The number of storeys of the proposal are higher than the nearby buildings. This 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 and overshadowing. The Town Council received a resident objection to these proposals which was noted.</p> <p>The more intense use of the site would be detrimental to Highway safety. This is a busy and dangerous junction, particularly for coming in and out of properties and this is exacerbated by parking issues. The Committee are concerned that there is insufficient car parking spaces for this proposal and the overspill of the car parking would impact on the neighbouring streets. The close proximity of the Town Council's Stonards Hill recreation ground which is solely for the use of these users to park and is not for nearby residents. Committee also considered that the increased use of the site would result in more traffic, resulting in adverse effects in an already dangerous area.</p> <p>Committee have concerns over the loss of a tree and felt that there is also insufficient detail regarding the protection of trees on the site.</p> <p>Relevant policies: CP1, CP2, CP6, CP7, DBE2, DBE9, H3A, LL10, LL11, ST4, ST6. (Local Plan 1998/2006) Emerging Local Plan: H1A (ii) &amp; (iii), DM2, DM3, DM5B, SP4, SP6, T1. NPPF: Paras 9, 17, 53, 55</p> <p><a href="#">Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</a></p>		

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

## 12 STREET NAMING AND NUMBERING

### **Five residential flats at Clasper House, Hemnall Street, Epping**

The properties in the above development have been allocated postal addresses. The names and numbers are shown below.

Address: Flat 1 Clasper House, Hemnall Street, Epping, CM16 4LR

Address: Flat 2 Clasper House, Hemnall Street, Epping, CM16 4LR

Address: Flat 3 Clasper House, Hemnall Street, Epping, CM16 4LR

Address: Flat 4 Clasper House, Hemnall Street, Epping, CM16 4LR

Address: Flat 5 Clasper House, Hemnall Street, Epping, CM16 4LR

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

### 13 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/0929/20	11 Charles Street CM16 7AU Mrs Rebecca Boyd	Proposed extension to the side gables & alterations to the front gables.
Committee have <b>NO OBJECTION</b> to this application.		
However, the committee do have concerns about the design of the proposal and the width of the proposed side gables which would look too large. Committee would ask that these issues are closely considered.		
EPF/1092/20	12A The Orchards CM16 7BB Mr Stewart Ruff	Single storey side extension projecting beyond rear wall of existing dwelling.
Committee have <b>NO OBJECTION</b> to this application.		
EPF/1147/20	29 Kendal Avenue CM16 4PP Mr Eddie Goulding	Proposed single storey rear extension and internal alterations.
Committee have <b>NO OBJECTION</b> to this application.		
TPO/ EPF/1103/20	Acorn Lodge 64B Bower Hill CM16 7AN Mr D Matthews	<b>TPO/EPF/24/08</b> <b>T1: Oak</b> Crown reduce, as specified.
Committee have <b>NO OBJECTION</b> provided all work is carried out under the supervision of the arboricultural officer at EFDC.		
TRE/ EPF/1055/20	Rimrock Kendal Avenue CM16 4PL Mrs J Porter	<b>TPO/EPF/21/93</b> <b>T1: Beech</b> Crown reduce by up to 1.5m, as specified.
Committee have <b>NO OBJECTION</b> provided all work is carried out under the supervision of the arboricultural officer at EFDC.		
TPO/ EPF/1075/20	Mill House Bakers Villas Bakers Lane CM16 5DQ Suzanne Pitts	<b>TPO/EPF/32/00 (Ref: T2, T5-T7, T14)</b> <b>T1: Horse Chestnut</b> Crown reduce up to 2m, as specified. Crown lift to 3.5m from ground, over road. <b>T2: Willow</b>

		Crown reduce by up to 3m, as specified. <b>G2: 3 x Horse Chestnut</b> Crown reduce up to 2.5m, as specified.
Committee have <b>NO OBJECTION</b> provided all work is carried out under the supervision of the arboricultural officer at EFDC.		

**REFUSED:**

EPF/0891/20	83 Bell Common CM16 4DZ Mr P Commins	Proposed replacement of existing side roof dormer and replace with the same, but smaller.
Committee have <b>NO OBJECTION</b> to this application.		
CLD/ EPF/1148/20	46 Kings Wood Park CM16 6FD Mr & Mrs B Nutaj	<b>Certificate of Lawful Development</b> for a Proposed single storey rear extension & a loft conversion with a rear dormer.
Committee <b>NOTED</b> this application.		
EPF/1095/20	8 Buttercross Lane CM16 5AA Mr & Mrs Carlstrom	<b>Certificate of Lawful Development</b> for Proposed single storey side extension.
Committee <b>NOTED</b> this application.		

**OTHER:**

None.