



# 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, 25<sup>th</sup> August at 6.30pm** in order to transact the following business as set out in the agenda below.

**Beverley Rumsey**

**Town Clerk**

**18<sup>th</sup> August 2020**

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### CHANGES TO MEETINGS DURING THE CORONAVIRUS SITUATION From 4<sup>th</sup> 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 4<sup>th</sup> 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.

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### 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 Tuesday, 11<sup>th</sup> August 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/1608/20	Lindsey House 15 Lindsey Street CM16 6RB Mr Singh	Proposed erection of a garage.
<b>TPO/</b> EPF/1689/20	22 Kendal Avenue CM16 4PW Maxine Starling	<b>TPO/EPF/45/91 (Ref: G3)</b> T3: Pine - Fell.

### 8 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/1028/20	20 Coopersale Street CM16 7QJ Mrs Louise Fletcher	Proposed erection of a one and half storey front extension.
<p><b>Decision taken by P&amp;PG Committee 23<sup>rd</sup> June 2020</b></p> <p>Committee have <b>NO OBJECTION</b> provided all work is carried out under the supervision of the conservation officer at EFDC.</p>		

Committee would like to comment that the materials that are being proposed for this proposal are UPVC aluminium for the windows and UPVC doors which are not appropriate for a conservation area setting.

Committee note the holding objection from EFDC's Trees and Landscape team regarding the planning application concerning the inadequacy of the provision of landscape and trees retention and they comment specifically on the arboricultural report provided. This is a concern to the committee and the remaining trees and landscape on the site need to be carefully managed as with any planning application.

## 9 CONSULTATION

**PL/WPF/1609/20 - Telecommunications Site 21429/EPF035, Fairfield Road Water Tower, Fairfield road, CM16B6TN**

**Application for Prior Approval of an upgrade to existing Telecommunications base station.**

**Attached**

This is not a planning application, but the Council is able to decide whether the proposal warrants close scrutiny and, if so, whether the siting and appearance of the installation is acceptable.

The closing date for this consultation is 28<sup>th</sup> August 2020

Committee is requested to **CONSIDER** this matter and **DECIDE** what response is appropriate.

## 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:**

None.

### **REFUSED:**

EPF/0241/20	52A The Plain CM16 6TL Mr Jaspal Kunner	Demolition of existing bungalow to be replaced with a new build block of 5 flats with associated off-street parking.
<p>Committee <b>very strongly OBJECT</b> to this application.</p> <p>The Committee felt that this proposal is an overdevelopment and over intensification of the site in terms of its size, bulk and density, which would result in a detrimental effect on the street scene.</p> <p>The Committee received three objections from neighbours about this proposed application.</p> <p>There would be a major loss of amenity for neighbouring properties due to their close proximity in terms of loss of light, overlooking and overshadowing.</p> <p>The proposal would result in the loss of yet another bungalow in the town. The constant loss of traditional, single storey bungalows is eroding the stock of bungalows in a town where there is an identified need for people wishing to downsize, adversely affecting the mix of</p>		

dwelling types available, contravening evidence and the emerging Local Plan and draft Epping Neighbourhood Plan.

There are five flats proposed on this site with only five car parking spaces with no provision for visitors or additional resident vehicles. There is also insufficient access for residents to and from the busy main road into this property. There are also parking pressures and allowing additional residences with insufficient parking will exacerbate those parking problems as well as having a detrimental effect on the surrounding next door to the doctor's surgery and hospital, resulting in unsympathetic change. The generation of additional traffic in this already busy location, will result in a loss of amenity in terms of noise and disturbance.

Committee are also very concerned that there are already highway safety issues with extreme traffic congestion including some near misses from vehicles entering or leaving the nearby doctor's surgery and hospital.

The site is located opposite Epping Forest which is a Special Area of Conservation so this proposed increased intensified use would cause issues with extra pollution and loss of air quality.

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.

Committee object to the loss of trees and hedge to facilitate development.

Relevant policies: CP1 (ii), CP2 (iv), CP3, CP6, CP7, DBE1, DBE2, DBE9, H3A, H4A, LL10 (i); ST4, ST6.

Emerging Local Plan: H1A (ii) & (iii), DM2, DM3, DM5B, DM9A, DM10.

NPPF paras 8, 9, 56, 61, 65, 127.

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

**OTHER:**

None.