MINUTES of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. Johns Road, Epping on **Tuesday, 8th October 2019** at **7.30pm**.

PRESENT: Cllr N Avey (Chairman)
Cllr Mrs B Scruton (Vice Chairman)
Cllr Mrs C McCredie
Cllr G Scruton (Mayor - *ex officio*)
Cllr Mrs M-L Whitbread
Cllr M Wright (Deputy Mayor - *ex officio*)

IN ATTENDANCE: Three members of the public and one member of the press were present.

Cllr R Griffiths entered the chamber during item 6.

Cllr J Duffell entered the chamber towards the end of the meeting.

OFFICER: Geraldine Vallis (Planning & Events Officer)

232 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr Mrs C Burgess.

233 **DECLARATIONS OF INTEREST**

Item 7 Planning Applications (Non Pecuniary):

Cllr N Avey declared a non-pecuniary interest in application EPF/2206/19 – 4 Kendal Avenue and EPF/2188/19 – 6a Kendal Avenue, as he knows the applicants.

Cllr Mrs M-L Whitbread declared a non-pecuniary interest in application EPF/2206/19 – 4 Kendal Avenue, and EPF/2172/19 – Spindrift, Kendal Avenue, as she knows the applicants through work.

Cllr N Avey and Cllr Mrs C McCredie requested an entry to be made in the minutes, to make it clear, that as members of both the Town and District 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.

234 **DISPENSATIONS**

There were no dispensations.

235 **CONFIRMATION OF MINUTES**

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 24th September 2019 be signed by the Chairman as a true record.

236 **PUBLIC QUESTIONS OR COMMENTS**

The Planning & Events Officer advised members of public objections to EPF/2206/19 – 4 Kendal Avenue which would be discussed under agenda item 7.

237 **NOTICES AND INFORMATION**

There were no notices or information.

238 **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.

Planning application EPF/2206/19, 4 Kendal Avenue, and EPF/2188/19, 6A Kendal Avenue were moved to the first and second applications for discussion due to members of the public being present.

EPF/2206/19	4 Kendal Avenue CM16 4PN Mr B Virk	Demolition of the existing detached house and replacement with a highly detailed new mansion building containing six apartments.

Cllr Mrs M-L Whitbread left the chamber.

Committee **very strongly OBJECT** to this application.

Committee acknowledged that this is the third attempt to gain planning approval for a development of flats on the site of a family house. Two previous applications to demolish the property at 4 Kendal Avenue were opposed by the town council and refused permission by Epping Forest District Council. Committee describe the latest proposals as far worse than the last two proposals.

This proposal is a massive overdevelopment of the site in terms of its height, bulk and scale. The density is far too high for this location. It will be overbearing and dominant effect on the street scene, which will be detrimental to the character of the surrounding area, particularly the carefully styled properties on Kendal Avenue.

The bulk would be very overbearing and have an overly dominant effect and completely ruin 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.

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.

Committee heard from a neighbour speaking on behalf of a group of local residents, at the meeting who confirmed that they objected because of the density, overdevelopment and overdominance of the building which would overshadow neighbouring properties. The meeting was also told that some 40 letters of objection from residents had been sent to Epping Forest District Council.

Even though the property is located near the tube station, the car parking provision of six spaces is totally inadequate. There are severe parking issues in Epping and the insufficient parking from this scheme will put additional pressures on the surrounding roads. 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.

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 would be worse than currently.

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.

Committee note that all trees would be retained; there is only crown work proposed on the trees in this application and no trees would be felled.

Committee are extremely disappointed to see this application return for a third time as councillors have made it quite clear they do not wish to see a flatted development at this location.

Relevant policies: CP2, CP7, DBE1, DBE2, DBE9, LL10, ST4, ST6, H3A, H4A.
Emerging Local Plan: H1A (ii) & (iii)
NPPF: Para 17

Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.

EPF/2188/19	6 A Kendal Avenue CM16 4PN Ron Smith	Glazed lantern light over kitchen, 3 No. air conditioning condenser units on flank wall at first floor level over kitchen, conversion of integral garage to bedroom and bathroom and study extension.
Cllr Mrs M-L Whitbread re-entered the chamber. Committee have **NO OBJECTION** to this application. However, Committee request that consideration is given to the potential extra noise that may be caused from the operation of these three air conditioning units to neighbouring properties.		
EPF/2210/19	Duke of Wellington Public House 36 High Street CM16 4AE Punch Partnerships (PML) Limited	**Revised application to EPF/1185/18** Erection of two semi-detached houses served by new access off Half Moon Lane and relocation of timber shelter.
Committee have **NO OBJECTION** to this application. However, Committee commented that the design of the two semi-detached houses are exceptionally uninspiring and would not add positively to the street scene.		
EPF/2241/19	219 High Street CM16 4BL Mr Hubbard	**Revised application to EPF/1428/19** Proposed single storey rear extension and first floor rear extension.
Committee have **NO OBJECTION** to this application.		
EPF/2225/19	15 Rayfield CM16 5AD Mr Sagar Patel	New 3 bed dwelling with associated amenities, while retaining existing dwelling on site.
Cllr Mrs M-L Whitbread left the chamber. Committee have **NO OBJECTION** to this application.		
EPF/2172/19	Spindrift Kendal Avenue CM16 4PP Mr A Gibbard	Two storey rear extension and garage conversion.
Committee have **NO OBJECTION** to this application.		

EPF/2196/19	2 Hillcrest Way CM16 7AR Mr Jonathan Speller	Rear single storey extension. Works comply with Prior Notification/Permitted Development between 3-6m.
Cllr Mrs M-L Whitbread re-entered the chamber. Committee have **NO OBJECTION** to this application.		
EPF/2256/19	15 Chapel Road CM16 5DS Mr D Compton	Proposed single storey rear extension, with a pitched tiled roof & rooflights, glazed doors with steps down to access the rear garden.
Committee have **NO OBJECTION** to this application.		

239 **EFDC PLANNING DECISIONS**

Committee **NOTED** the following planning decisions.

GRANTED*:*

EPF/0869/19	EPF/0869/19	EPF/1655/19	

REFUSED*:*

None.

The Chairman closed the meeting at **8.16 pm**.

Signature of Chairman

Date