

**MINUTES of the PLANNING AND GENERAL PURPOSES COMMITTEE MEETING held at Epping Hall, St. Johns Road, Epping on Tuesday, 8<sup>th</sup> January 2019 at 19.30 hours.**

**PRESENT:** Cllr N Avey (Chairman and Mayor - *ex officio*)  
Cllr Mrs B Scruton (Vice Chairman)  
Cllr Mrs D Baird  
Cllr Mrs C McCredie  
Cllr G Scruton (Deputy Mayor - *ex officio*)  
Cllr J A Smith  
Cllr M Wright

**IN ATTENDANCE:** Cllr Miss H Whitbread, Cllr L Burrows, Cllr A Church, six members of the public and one member of the press were in attendance.

**OFFICER:** Beverley Rumsey (Town Clerk)

#### 410 APOLOGIES FOR ABSENCE

There were no apologies for absence.

#### 411 DECLARATIONS OF INTEREST

##### **Item 7 Planning Applications (Non-Pecuniary):**

Cllr Mrs D Baird, Cllr Nigel Avey and Cllr Mrs B Scruton declared a non-pecuniary interest in application EPF/3148/18 – Martles, Ambleside, as they live close to the applicant.

Cllr Mrs C McCredie declared a non-pecuniary interest in application EPF/3191/18 - 33A Allnutts Road as she knows the applicant.

Cllr A Church (not on Planning Committee) asked the Committee to **NOTE** that he had a connection to the upstairs flat resident at 33A Allnutts Road.

Cllr M Wright and Cllr Mrs B Scruton declared a non-pecuniary interest in application EPF/3174/18 – Old Epping Laundry Site as they know the site owner.

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

#### 412 DISPENSATIONS

There were no dispensations.

#### 413 CONFIRMATION OF MINUTES

Committee **RESOLVED** that:

**the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 11<sup>th</sup> December 2018 be signed by the Chairman as a true record.**

#### 414 PUBLIC QUESTIONS OR COMMENTS

The Town Clerk advised that there were members of the public in attendance who had objections to EPF/3174/18 and that the applicant was present for EPF/3191/18 and these would be dealt with under agenda item 7.

#### 415 NOTICES AND INFORMATION

There were no notices or information.

#### 416 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/3174/18 – Old Epping Laundry Site, was moved to first application for discussion as objectors were present. EPF/3191/18 – 33A Allnutts Road was moved to second application for discussion as the applicant was present.

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.
<p>Committee <b>OBJECT</b> to this application.</p> <p>The proposal is an overdevelopment of the site in terms of its size, height and bulk. The bulk of the proposal will have a detrimental effect on the street scene and the character of the urban area as the blocks are too high and out of keeping with the surroundings, as all neighbouring properties are family homes. The design of the proposal is disappointing with a loss of amenity to local residents because of the height, visual impact and narrow access road. This number of dwellings would be too cramped on the proposed site.</p> <p>This proposal will result in the generation of far more traffic than is existing, which will have a detrimental effect on Highway safety, through a narrow access road onto the site, from a busy and steep hill. The additional traffic will be detrimental to the area through which it will move. There was no infrastructure report provided for this proposal which addresses tight access from an already busy and potentially dangerous road.</p> <p>Committee object to the loss of healthy trees to facilitate development.</p>		

<p>Relevant policies: CP2, CP3 (i), CP6 (i), CP7, DBE1, DBE2, DBE9, DBE10, H3A; LL10 (i); ST4, ST6.  NPPF: Para 17 and 70  Emerging local plan: H1A (ii), (iii), DM2, DM5B, DM9A, DM10.</p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		
EPF/3191/18	33A Allnutts Road CM16 7BE Mrs S Segaram	Siting of a container in rear garden.
Committee have <b>NO OBJECTION</b> to this application.		
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).
Committee have <b>NO OBJECTION</b> to this application.		
EPF/3146/18	Mcnair 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).
<p>Committee <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 still constitutes overdevelopment of the site in terms of its size and bulk. The volume of development would have a detrimental effect on the street scene and the character of this urban area, potentially resulting in a loss of amenity for neighbouring properties.</p> <p>Committee would request that if planning permission is granted, a condition should be placed on that permission which requires any building to always be ancillary to the main house and not sold as a separate dwelling.</p> <p>Relevant policies: CP2, CP7, DBE10 (i), (ii), (b)  NPPF: Para 70  Emerging Local Plan: DM9A (i), (ii), DM10 E</p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		
EPF/2719/18	6 Griffins Wood Cottages	Part single storey, part two storey side extension and part single & part two

	High Road CM16 4DH Mr Brian Hannaford	storey rear extension.
Committee have <b>NO OBJECTION</b> to this application.		
EPF/3078/18	5 Hartland Road CM16 4PH Mr Hoa Le	Proposed single storey rear extension with roof light.
Committee have <b>NO OBJECTION</b> to this application.		
EPF/3148/18	Martles Ambleside CM16 4PT Mrs Gates	Single storey front and side extensions, re roof garage and new front gates.
<p>Committee have <b>NO OBJECTION</b> to this application.</p> <p>However, Committee request that consideration is given to the height and materials used for the gate and walls, as they are not in keeping with the street scene.</p> <p>Committee also request that work seems to have started on this property and applicants should be strongly deterred from retrospective applications.</p>		
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.
Committee have <b>NO OBJECTION</b> to this application.		
EPF/3240/18	17 Lower Bury Lane CM16 5HA Mr & Mrs O Darby	Double storey side and ground floor rear extension. Existing front enclosed porch removed and a new open porch proposed.
Committee have <b>NO OBJECTION</b> to this application.		
EPF/3300/18	1 Bower Terrace Bower Hill CM16 7AP Mr Ranji Arachchy	Garden annexe building
<p>Committee <b>OBJECT</b> to this application.</p> <p>This proposal constitutes overdevelopment of a residential garden and is a separate dwelling rather than a garden annexe. Its size and bulk would result in extremely cramped development, contrary to national policy. The site is too small to accommodate such a residential development.</p> <p>Relevant policies: CP2; CP7. NPPF: Para 70</p> <p><a href="#">Epping Town Council confirm they will attend and speak at Plans East to object to</a></p>		

this proposal.		
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).
Committee have <b>NO OBJECTION</b> to this application.		
EPF/3217/18	10 Lower Bury Lane CM16 5HA Mrs B Saharoy	Boundary wall and gate around front garden.
<p><i>Cllr H Pegrum entered the chamber during this item.</i></p> <p>Committee have <b>NO OBJECTION</b> to this application.</p>		
EPF/3215/18	4 Park Side CM16 6SS Mr & Mrs S Radford	Rear single storey extension.
Committee have <b>NO OBJECTION</b> 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.
<p><i>Cllr J Whitehouse entered the chamber during this item.</i></p> <p>Committee have <b>NO OBJECTION</b> to this application.</p> <p>However, Committee comment that this is a retrospective application, which, once again, shows disregard for the planning system.</p>		
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 <u>previous pruning points</u> .
Committee have <b>NO OBJECTION</b> to this application, providing all work is carried out under the supervision of the arboricultural officer at EFDC.		

417 **CERTIFICATE 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.
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Committee **NOTED** the above Certificate of Lawful Development.

418 **APPEALS**

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.
<p><b><u>Decision taken by P&amp;GP Committee at the meeting held on 12<sup>th</sup> June 2018</u></b></p> <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>		

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

Committee **NOTED** the above appeal.

#### 419 **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

Committee **NOTED** the above.

##### **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 **NOTED** the above.

#### 420 **EFDC PLANNING DECISIONS**

Committee **NOTED** the following planning decisions.

##### **GRANTED:**

EPF/1030/18 Amended	EPF/2321/18	EPF/2579/18	EPF/2469/18
EPF/2603/18	EPF/2639/18	TPO/EPF/2535/18	TPO/EPF/2552/18
EPF/2321/18 Amended	EPF/2714/18	EPF/2721/18	EPF/2738/18
EPF/2654/18	EPF/2761/18		

##### **REFUSED:**

EPF/1583/18	EPF/2120/18	EPF/2326/18	
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The Chairman closed the meeting at **20.24 hours**.

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**Signature of Chairman**

**Date**