

MINUTES of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. Johns Road, Epping on **Tuesday, 25th June 2019** at **19.30 hours**.

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

IN ATTENDANCE: Six members of the public were present.

OFFICER: Geraldine Vallis (Planning & Events Officer)

90 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr Mrs C McCredie, Cllr G Scruton and Cllr Mrs M-L Whitbread.

91 **DECLARATIONS OF INTEREST**

Item 7 Planning Applications (Non Pecuniary):

Cllr N Avey and Cllr Mrs B Scruton declared a non-pecuniary interest in applications EPF/1282/19 - 9 Kendal Avenue, CM16 4PW and EPF/1282/19 - 4a Kendal Avenue, CM16 4PN as they live close to these properties

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.

92 **DISPENSATIONS**

There were no dispensations.

93 **CONFIRMATION OF MINUTES**

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 11th June 2019 be signed by the Chairman as a true record.

94 **PUBLIC QUESTIONS OR COMMENTS**

The Planning & Events Officer advised members of public objections received to four applications on the list, EPF/1035/19 - 23 Chapel Road, CM16 5DS, EPF/1396/19 - 61 Charles Street, CM16 7AX, EPF/1111/19 - Wyldingtree, 66 The Plain, CM16 6TW and EPF/1347/19 - Lindsey House, 15 Lindsey Street, CM16 6RB and which would be discussed under agenda item 7.

95 **NOTICES AND INFORMATION**

There were no notices or information.

96 **PLANNING APPLICATIONS**

Planning applications EPF/1035/19 - 23 Chapel Road, CM16 5DS, EPF/1396/19 - 61 Charles Street, EPF/1111/19 - Wyldingtree, 66 The Plain, CM16 6TW and EPF/1347/19 - Lindsey House, Lindsey Street, CM16 6RB, were moved to first applications for discussion as objectors were present.

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.

EPF/1035/19	23 Chapel Road CM16 5DS Mr & Mrs Terry Newland	Proposed removal of existing extension and replacement enlarged extension to form attached new dwelling.
Committee have NO OBJECTION to this application.		
EPF/1396/19	61 Charles Street CM16 7AX Mr Josef Lexx Styles	Proposed ground floor and first floor rear extension, hip to gable loft conversion, floor plan redesign and all associated works.
<p>Committee OBJECT to this application.</p> <p>This loft conversion proposal is an overdevelopment of the site and would result in a loss of amenity for the neighbouring properties in terms of overlooking and loss of light.</p> <p>Relevant policies: CP2, CP6, CP7, DBE2, DBE9, DBE10 Emerging Local Plan: H1A (ii) & (iii), DM9J NPPF: Para 17</p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		
EPF/1111/19	Wyldingtree 66 The Plain CM16 6TW Manor Properties (Bishops Stortford) Ltd	Demolition of existing bungalow and construction of 2 x pairs of semi-detached houses with associated parking & gardens.
<p>Committee OBJECT to this application.</p> <p>The proposal is an overdevelopment of the site in terms of its height, scale, bulk and density, which would result in a detrimental effect on the street scene. The proposal</p>		

will result in a loss of amenity for neighbouring properties in terms of invasion of privacy.

There would not be enough parking provided for four houses. Epping suffers from extreme parking pressures and allowing additional residences with insufficient parking will exacerbate those parking problems and have a detrimental effect on the surrounding area, resulting in unsympathetic change.

This area is in a unique location on a private road. The design of the proposal will have a detrimental effect on the appearance of the properties around it, affecting the character of the street scene and the surrounding area. National policy recognises the importance of taking into consideration the character of different areas, which is crucial in this location, as they all follow a similar style.

The importance of bungalow accommodation has been recognised in the emerging Local Plan. The constant development of bungalows into multiple houses 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 dwelling types available, contravening evidence and the emerging local Plan.

Relevant policies: CP2, CP3, CP6, CP7, DBE1, DBE2, DBE9, DBE10, H3A, H4A.

Emerging Local Plan: H1A (ii) & (iii), H4A (Local Plan 1998 & Alterations 2006), DM9J NPPF: Para 17, 50, 56

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

EPF/1347/19	Lindsey House 15 Lindsey Street CM16 6RB Mr Bhangu	Proposed change of use of care home (use class C2) to 1 x residential dwelling (use class C3) involving extensions and alterations.
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Committee have **NO OBJECTION** to this application.

However, Committee **NOTE** the objection from a neighbour including reference to the removal of trees without consent which needs to be investigated by the Planning Enforcement department. Committee **OBJECT** to the loss of healthy trees to facilitate development especially within a conservation area.

EPF/1282/19	9 Kendal Avenue CM16 4PW Mr J Jennings	Proposed new pool enclosure building in rear garden.
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Committee **strongly OBJECT** to this application.

The proposal is a vast overdevelopment of the site.

The proposal would have a detrimental effect on the street scene given the proximity of the Green Belt.

This is another retrospective application from the applicant, which, once again, shows disregard for the planning system.

Relevant policies: CP2, CP6, CP7, DBE1, DBE2, DBE9, DBE10, GB2A, GB7A, HC6, ST2, ST4.

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

NPPF: Para 17, 56

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

EPF/1286/19	The Manse 13 Lindsey Street CM16 6RB Dr M Zia	Proposed two/single storey side extension with projecting bay.
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Committee have **NO OBJECTION** to this application.

EPF/1327/19	104 High Street CM16 4AF Mr Balasuriya	Change of use of floors 1 & 2 from retail and storage to residential use for 4 x 1 bed flats including a full width dormer to rear of second floor.
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Committee **OBJECT** to this application.

The proposal is not in keeping with a conservation area.

The Committee are also concerned about the size of four flats within such a modest sized Grade II listed building.

The proposal does not provide parking for four flats which is another issue. Epping suffers from extreme parking pressures and allowing additional residences with insufficient parking will exacerbate those parking problems and have a detrimental effect on the surrounding area, resulting in unsympathetic change.

Relevant policy: CP7, ST4 (iv)

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

LB EPF/1339/19	104 High Street CM16 4AF Mr Balasuriya	Grade II listed building application for the change of use of floors 1 & 2 from retail and storage to residential use for 4 x 1 bed flats including a full width dormer to rear of second floor.
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Committee **OBJECT** to this application.

The proposal is not in keeping with a conservation area.

The Committee are also concerned about the size of four flats within such a modest

sized Grade II listed building.

The proposal does not provide parking for four flats which is another issue. Epping suffers from extreme parking pressures and allowing additional residences with insufficient parking will exacerbate those parking problems and have a detrimental effect on the surrounding area, resulting in unsympathetic change.

Relevant policy: CP7, ST4 (iv)

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

EPF/1346/19 Amended	Houblons House Houblons Hill CM16 7QL Mrs Linda Hayes	Proposed extension to the annexe. (Amended application from the previously approved EPF/1006/16 and EPF/2347/18).
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Committee have **NO OBJECTION** to this application

EPF/0503/19	Great Oak Coopersale Street CM16 7PG Mr & Mrs C Compton	Proposed demolition of two existing large outbuildings & the erection of a replacement building for use as a dwelling. Proposed detached double garage to be used by the occupiers of the existing dwelling.
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Committee **OBJECT** to this application.

Committee object to the loss of healthy trees to facilitate development especially within the Green Belt area.

Committee also note Essex County Council Highways objection that 'from the submitted plans the applicant does not appear to control sufficient land to provide required vehicular visibility splays of 2.4 x 120m. The lack of such visibility would result in an unacceptable degree of hazard to all road users to the detriment of highway safety.'

Relevant policies: LL10 (i) & (ii); CP2; HC6; ST4 (i) & (iv) (Draft Local Plan)
DM2 (Emerging Local Plan).

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

EPF/0001/19 Amended	16 Vicarage Road Coopersale CM16 7RB Mr David Marks	Proposed single storey rear extension & double storey side extension.
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Committee **OBJECT** to this application.

This proposal would create a terraced effect with potential loss of amenity for

neighbours and on the street scene.

Relevant policies: CP2, CP6, CP7, DBE1, DBE2, DBE9, DBE10

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

NPPF: Para 17

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

EPF/1080/19	Land rear of 287-291 High Street CM16 4DA GS8 Epping High Street Ltd	1 x 3 storey and 1 x 2 storey buildings for 5 residential units with creation of a communal open space, landscaping and associated works.
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Committee **OBJECT** to this application.

This proposal is a vast overdevelopment of the site in terms of its height, bulk, mass and scale. Committee feel it is not in keeping with the neighbouring listed building (Black Lion pub) and would have detrimental effect on the conservation area. There is little amenity space and no parking for five flats. The site is landlocked and there is insufficient space for such an intensification of use.

There is also insufficient access for residents, visitors and basic requirements such as refuse bin movements. Epping experiences extreme parking pressures, due to its relationship to London and the Central Line and a development of this scale with no parking would exacerbate those pressures, having a seriously harmful effect on the urban environment.

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 do not support residential accommodation at ground floor level, including at the rear of retail premises, in order to protect the vitality and vibrancy of Epping High Street.

Relevant policies: CP2, CP3 (i), CP6 (i), CP7, DBE1, DBE9, DBE10, ST6, H3A, HC12, TC3 (ii).

H1A (ii) and (iii) (Emerging Local Plan). NPPF Core Principle. NPPF: Para 17

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

EPF/1369/19	22 Barnfield CM16 6RL Mr Antony Kennedy	Proposed erection of outbuilding in the rear garden for use as an ancillary residential annexe.
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Committee have **NO OBJECTION** to this application.

However, Committee request a condition be placed on this application that this proposed development is an ancillary building to the applicant's dwelling and does not become a separate property in the future.		
EPF/1376/19	4a Kendal Avenue CM16 4PN Pathtown Ltd	New build consisting of 2 luxury 4 bedroom homes.
<p>Committee strongly OBJECT 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.</p> <p>The area has many large family homes, which is characteristic of this area of Epping and the loss would be detrimental to the character of the surrounding area, particularly the carefully styled properties on Kendal Avenue. The design of these two semi-detached houses development is not in keeping with the street scene. A mix of dwelling types is required and removing large, family homes does not contribute to this objective.</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.</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. There would be an impact on the frontage of the property and impact on the streetscene.</p> <p>Relevant policies: CP2, CP7, DBE1, DBE2, DBE9, LL10, ST4, ST6, H3A, H4A. Emerging Local Plan: H1A (ii) & (iii) NPPF: Para 17</p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		
EPF/1406/19	57 Bell Common CM16 4DZ Mr John Ioannou	Proposed rear ground and first floor extension.
Committee have NO OBJECTION to this application.		
TPO EPF/1300/19	Tennyson House, Flat 1 Addison Court CM16 4FF Addison Court	TPO/EPF/25/93 (Ref: G3) T1 & T2: 2 x lime – crown reduce by up to 2m, as specified. Crown lift to 4.5m from ground level.

	Management Company	
Committee have NO OBJECTION provided all work is carried out under the supervision of the arboricultural officer at EFDC.		
TPO EPF/1361/19	7 Theydon Grove CM16 4PU Miss L Stevenson	TPO/EPF/12/01 (Ref: T1 & T2) T1: reduce height by up to 2m, reduce lateral branches on the left hand side by up to 2.5 m & balance crown as specified. T2: crown reduce by up to 2m.
Committee have NO OBJECTION provided all work is carried out under the supervision of the arboricultural officer at EFDC		

97 **OTHERS**

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

PN EPF/1243/19	Ground floor Vincent House Grove Lane CM16 4LH Mr S Brody	Conversion of B1 office unit to a C3 residential unit.
<p>Committee OBJECT to this application.</p> <p>Committee do not support residential accommodation at ground floor level and is in breach of the emerging local plan. Committee are concerned and note the restrictions that should be on this type of development.</p> <p>Local policy states that in town centres, residential accommodation will not be permitted at ground floor level to protect the vitality and viability of these centres (policy TC3 (ii)).</p> <p>Relevant policies: CP2, CP3 (i), CP6 (i), CP7, DBE1, DBE9, DBE10, DM10, E2, ST6, H3A, HC12, TC3 (ii). H1A (ii) and (iii), E2 F, (Emerging Local Plan). NPPF Core Principle. NPPF: Para 17</p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		
PN EPF/1244/19	1 st and 2 nd floor Vincent House Grove Lane CM16 4LH Mr S Brody	Conversion of B1 office unit to 4 x C3 residential units.
Committee have NO OBJECTION to this application.		

98 CONSULTATION**Application for New Premises Licence at 195-199 Cottis Lane CM16 4BL
(formerly Club 295) - CK Entertainments Ltd**

The application is for the following:

Live Music Thursday to Saturday 23.00 – 03.30, Sunday 23.00 – 00.30
(New Years Eve, 11.00 – 03.30 New Years Day, Sundays before a bank holiday 23.00 – 03.00 the following day)

Recorded Music Thursday to Saturday 23.00 – 03.30, Sunday 23.00 – 00.30
(New Years Eve, 11.00 – 03.30 New Years Day, Sundays before a bank holiday 23.00 – 03.00 the following day)

Performance of Dance Thursday to Saturday 23.00 – 03.30, Sunday 23.00 – 00.30
(New Years Eve, 11.00 – 03.30 New Years Day, Sundays before a bank holiday 23.00 – 03.00 the following day)

Anything of a Similar Description to that above Thursday to Saturday 23.00 – 03.30, Sunday 23.00 – 00.30
(New Years Eve, 11.00 – 03.30 New Years Day, Sundays before a bank holiday 23.00 – 03.00 the following day)

Late Night Refreshment Thursday to Saturday 23.00 – 03.30, Sunday 23.00 – 00.30, Monday to Wednesday 23.00 – 00.00,
(New Years Eve, 11.00 – 03.30 New Years Day, Sundays before a bank holiday 23.00 – 03.00 the following day)

The Sale by Retail of Alcohol, Thursday to Saturday 11.00 – 03.00, Sunday to Wednesday 11.00 – 00.00
(New Years Eve, 11.00 – 03.30 New Years Day, Sundays before a bank holiday 23.00 – 03.00 the following day)

Opening Times of the Premises, Thursday to Saturday 11.00 – 03.30, Sunday to Wednesday 11.00 – 00.30
(New Years Eve, 11.00 – 03.30 New Years Day, Sundays before a bank holiday 23.00 – 03.00 the following day)

Committee **OBJECT** to this New Premises Licence application. Committee make this representation objection against the application under the Licensing Act 2003 on the grounds of the licensing objectives regarding the prevention of crime and disorder and the prevention of public nuisance.

The reasons for this representation objection are that the hours have increased on its proposal, and it would not be appropriate in a semi-residential area. The Committee noted that the previous application for these premises was withdrawn by the Police and Licensing Committee.

99 EFDC PLANNING DECISIONS

Committee **NOTED** that no planning decisions had been received from Epping Forest District Council for this period.

The Chairman closed the meeting at **21.15 hours**.

Signature of Chairman

Date