



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 & Mayor– *ex officio*)
Cllr Mrs D Baird
Cllr G Scruton (Deputy Mayor– *ex officio*)
Cllr M Wright

Cllr Mrs B Scruton (Vice Chairman)
Cllr Mrs C McCredie
Cllr J A Smith

You are hereby summoned to attend a meeting of the **PLANNING AND GENERAL PURPOSES COMMITTEE** to be held in the **Conference Room, Epping Hall, St Johns Road, Epping** on **Tuesday, 9th April 2019** at **19.30 hours** for the purpose of transacting the business as set out in the agenda below.

Beverley Rumsey
Town Clerk
3rd April 2019

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

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 26th March 2019.

(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.

Parking Scheme Resident Request

A householder who is one of three householders on Ambrose Crescent (a private road off Buckingham Road) who are suffering from continual obstruction of access to Ambrose Crescent wishes to apply for parking restrictions to allow enforcement and safe access to Ambrose Crescent. In order to apply for said restriction, the householder requires support for such an application from Epping Town Council.

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

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/3174/18 Revised	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.
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Decision taken by P&GP Committee on 12th February 2019

Committee **OBJECT** to this application.

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.

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.

Committee object to the loss of healthy trees to facilitate development.

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.		
EPF/3426/18 Revised	Garages to the rear of 13-43 Charles St CM16 7AU Mr Russell Tomkins	<p>Revised Scheme Changes to include all 9 units being 2 bedroom houses; balconies removed; parking reduced and amenity space improved.</p> <p>Original Application Demolition of the existing garage buildings and the erection of 3x 3-bedroom and 6x 2-bedroom mews houses, with associated landscaping, parking, bike and refuse stores.</p>
<p><u>Decision taken by P&GP Committee on 22nd January 2019</u></p> <p>Committee OBJECT to this application.</p> <p>The design of this proposal is disappointing and would have a detrimental effect on the street scene. The London Mews design is out of keeping with the surroundings, as all neighbouring properties are traditionally styled family homes. National policy states that the character of individual areas must be taken into consideration.</p> <p>The proposed materials of coloured zinc cladding for the walls and grey aluminium windows are in stark contrast to the adjacent brickwork styled neighbouring properties, which will have a dramatic effect on the street scene and the surrounding area.</p> <p>Because of the narrow road entrance, this proposal would make access difficult for the extra residential traffic as well as emergency vehicles and refuse vehicles. 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. The site is not large enough to accommodate larger scale movement of traffic. There would be a loss of amenity for those using garages which have been used for storage including vehicle parking.</p> <p>The Committee also want to raise concerns about the lack of car parking compared to the large number of bike racks being proposed even though there are no cycle or pedestrian routes planned. Even though the property is located near the tube station, the car parking provision is inadequate. There is insufficient parking for nine dwellings with no allowance for visitors parking and any shortfall would be met in the neighbouring roads which already suffer from commuter and weekend parking. There are severe parking issues in Epping and the insufficient parking from this scheme will put additional pressures on the surrounding roads.</p> <p>Relevant policies: CP2, CP3 (i), CP6 (i), CP7, DBE1, DBE2, H3A, ST2, ST4, ST6. NPPF: Para 17, 32, 55, 56, 59, 64. Emerging local plan: H1A (ii), (iii), DM2, DM9A, DM10.</p>		
EPF/0618/19	43 Shaftesbury Road CM16 5BJ	Proposed single storey front, side and rear extensions.

	Mr D Tapp	
EPF/0623/19	Carlton House Hemnal Street CM16 4NQ Met Vale Ltd	Creation of new access door to Hemnal Street elevation, alterations to windows, addition of canopy structure & alterations to internal partitions.
EPF/0631/19	Specsavers Opticians 162-164 High Street CM16 4AQ Mr N Younis	Installation of additional external air conditioning condensers.
ADV/ EPF/0629/19	Specsavers Opticians 162-164 High Street CM16 4AQ Mr N Younis	Advertisement consent for change of colour to shopfront, new fascia & a projecting signage.

8 OTHERS:

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

CLD/ EPF/0615/19	42 Bridge Hill CM16 4ER Ms Kerry Fleming	Application for a Certificate of Lawful Development for a proposed loft conversion with a rear dormer.
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Committee is requested to **NOTE** these matters and **DECIDE** if a response is appropriate.

9 PROPOSED TELECOMMUNICATIONS UPGRADE- FAIRFIELD ROAD WATER TOWER

(Attachment A)

Epping Town Council have been asked to comment on proposals regarding a system upgrade at Fairfield Road Water Tower, Fairfield Road, Epping, as per attached.

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

10 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.

<u>ENFORCEMENT APPEAL</u>		
EPF/2955/17 Revised S Dhadwar	83 Bell Common CM16 4DZ	Demolition of existing two storey detached dwelling. Replacement three storey detached dwelling.
<p><u>Decision taken by P&GP Committee 9th January 2018</u></p> <p>Committee is requested to NOTE a minor amendment was received to this application. This coincided with the meeting which would have fallen on Boxing Day. Council gave permission for the Chairman of Planning in conjunction with the Town Mayor and Town Clerk to return comments at this time. This was the only relevant application. (The size of the dormer is slightly larger than the approved plans and the position of the dormer on the side roof slope is moved slightly more to the front). Committee had no objection to the original application.</p> <p>A comment of NO OBJECTION was returned.</p>		

11 STREET NAMING AND NUMBERING

36 Lindsey Street, Epping CM16 6RE

The postal address now reads Spring Cottage, 36 Lindsey Street, Epping, CM16 6RE.

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

12 PLANNING DECISIONS

Committee are requested to **NOTE** no planning decisions have been received from EFDC for this period.