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**Sent:** 10 July 2019 14:51

**To:** Charles Geddes Epping Society (planning@eppingsociety.org.uk); App Comment; Theresa Parker

**Subject:** P&GP Planning Decisions from 9th July 2019

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Please find below the decisions taken by the P&GP Committee at the meeting held on Tuesday, 9<sup>th</sup> July 2019.

EPF/0921/19 Francis Saayeng	1-7 Margaret Road CM16 5BP OBO Epping Theydon Trust Ltd	Proposed 2. new dwellings to land rear of 1-7 Margaret Road.
<p><i>Cllr G Scruton left the chamber.</i></p> <p><i>(Please read comment with EPF/0922/19)</i></p> <p>Committee <b>OBJECT</b> to this application.</p> <p>The provision of two bungalows in this location would result in a loss of amenity for the immediate neighbours in terms of overlooking, loss of privacy and general proximity to their boundary. It would constitute a cramped form of development as the two properties will result in a loss of amenity for existing properties due to reduced garden sizes.</p> <p>Committee were concerned about the loss of parking, resulting from proposed dropped kerbs, in an area with severe parking issues. This would have a knock on effect of reducing the parking provision for the area as a whole.</p> <p>Committee are extremely supportive of this type of housing and would request the applicant rethinks the layout of the proposal to respect neighbour concerns.</p> <p>Relevant policies: CP2, CP3, CP6, CP7, DBE1, DBE2, DBE9, H3A; ST4, ST6.</p> <p>Emerging Local Plan: H1A (ii) &amp; (iii), DM9J, DM9A, DM10</p> <p>NPPF: Para 9, 17, 53, 56, 64</p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p>		
EPF/0922/19 Francis Saayeng	Land adjacent to 7 Margaret Road CM16 5BP OBO Epping Theydon Trust Ltd	Proposed new dwelling to land adjacent to no.7 Margaret Road.
<p>Committee <b>OBJECT</b> to this application.</p> <p>If EPF/0921/19 should be approved, the provision of an additional bungalow would exacerbate the issues detailed in EPF/0922/19.</p>		

Committee are extremely supportive of this type of housing and would request the applicant rethinks the layout of the proposal to respect committee and neighbour concerns.

Relevant policies: CP2, CP3, CP6, CP7, DBE1, DBE2, DBE9, H3A; ST4, ST6.

Emerging Local Plan: H1A (ii) & (iii), DM9J, DM9A, DM10

NPPF: Para 9, 17, 53, 56, 64

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

EPF/1047/19 Sukhi Dhadwar	Duke Of Wellington Public House 36 High Street CM16 4AE Punch Partnerships (PML) Limited	Demolition of existing public house & ancillary outbuildings & erection of three storey building addressing High Street comprising 189 square metres of ground floor flexible retail/financial and professional services/food and drink/drinking establishments/hot food and takeaway (Use Classes A1/A2/A3/A4/A5) with six x two bedroom flats and two x one bedroom flats at first and second floors, one pair of two storey, three bedroom, semidetached houses addressing Hemnall Street and formation of one altered vehicle accesses onto High Street and one new access onto Half Moon Lane to serve parking and manoeuvring areas.
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*Cllr G Scruton re-entered the chamber.*

Committee **OBJECT** to this application.

Committee felt that this development would have a massive effect on the street scene. The proposal is set forward and overly dominant. This will affect the nearby conservation area.

The Committee felt that the building is worth saving and request that it is locally listed as suggested by the EFDC Conservation Officer. The officer commented that although the building is unlisted and lies outside the conservation area, a building marked as P.H. appears on the 1<sup>st</sup> ed OS map of circa 1875 and may be older than it at first appears. The pub looks early 20<sup>th</sup> century Arts & Crafts, although it may have been remodelled. The Conservation Officer advised that it may be possible to resist redevelopment by considering the pub as a non-designated heritage asset and it would be legitimate to demonstrate its importance as a landmark building within the local townscape – and as a social asset.

Relevant policies: CP2 (iv), CP6, CP7, DBE2, GB13 (ii)

Emerging Local Plan: H1A (ii) & (iii), DM14 A (i)

NPPF: Para 17, 64, 126

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