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Sent: 26 June 2019 14:19

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

Subject: Planning Decisions from P&GP meeting held on 25th June 2019

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Please find below the decisions taken by the P&GP Committee at the meeting held on Tuesday, 25th June 2019.

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| 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. |
| <p>Committee have NO OBJECTION to this application.</p> <p>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.</p> | | |
| EPF/1111/19 | Wyldingtreet 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 will result in a loss of amenity for neighbouring properties in terms of invasion of privacy.</p> <p>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.</p> <p>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.</p> <p>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,</p> | | |

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

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| 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. |
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Committee have **NO OBJECTION** to this application.

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| 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.

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| 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.

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| 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 |
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