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| EPF/2628/19 | 98 St Johns Road CM16 5DP Mrs L Chadwick | Demolition of existing conservatory and erection of two storey side extension and single storey rear extension. |
| Committee have NO OBJECTION to this application. | | |
| EPF/2496/19 | 37 Springfield CM16 4LA Mr Steve Chapman | Single storey front extension. |
| Committee have NO OBJECTION to this application. | | |
| EPF/2362/19 | 152A High Street CM16 4AQ The Epping Barber Shop | Proposed change of use to revert from a beauty clinic to an office (B1). |
| Committee have NO OBJECTION to this application. | | |
| EPF/2511/19 | Land To Rear of 257 to 259 High St. CM16 4BP Mrs Anjana Trehan | A new replacement building, and a change of use from storage B8 to cafe A3. |
| <p><i>Epping Town Council's Planning Committee declared an interest in this application as this site adjoins Epping Town Council's land.</i></p> <p>Committee OBJECT to this application.</p> <p>The proposal is an overdevelopment of this site. The previous building that was on this site (which is on the current plans) has been demolished and while unsafe, was in the curtilage of a listed building. Even though it was dilapidated, consent should be obtained for any demolition. Committee agree that this is reported to planning and building control enforcement.</p> <p>Committee are also concerned about the proposed use of a site for cafe A3 use. Constantly granting permission for similar establishments puts additional pressure on those existing, which could have a seriously harmful effect on the long-term viability and vitality of the town, due to excessive competition.</p> <p>Committee are also concerned about the increased pedestrian movement on Epping Town Council's busy market store land, which would be detrimental to Highway Safety.</p> <p>Relevant policies: HC11, HC13, ST2, ST4, TC3 NPPF: Para 23, 132</p> <p>Epping Town Council would ask Epping Forest District Council to consider the site layout in this situation, as the boundary of this site is next to the Town Council's land. Pedestrians would need to walk from the Town Council's land to access the site. The Town Council manages the Monday Market from the neighbouring store with vehicles and operations moving across this land in a major way on a Monday. There would likely be issues with people constantly walking over to the site which could impact on Monday Market operations and be potentially dangerous to pedestrians.</p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p> | | |
| EPF/2578/19 | 20 Theydon Grove CM16 4PY Mr & Mrs J Gregg | Application for Outline Planning Permission for severance of part of the rear garden to provide a site for a new detached house. |
| <p>Committee OBJECT to this application.</p> <p>This proposal is an overdevelopment of a residential garden with a separate dwelling. Its size and bulk would result in extremely cramped development, which would have a negative effect on the street scene, contrary to local and national policy. The site is too small to accommodate such a residential development.</p> <p>There is no clear parking provision for the new proposed dwelling on this outline application.</p> <p>Relevant policies: CP2; CP7, ST6 NPPF: Para 53, 70</p> <p>Epping Town Council confirm they will attend and speak at Plans East to object to this proposal.</p> | | |
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