

These are the comments that should be for EPF/2511/19 - Land to to 257-259 High Street if you can please replace with the blank document as soon as possible.

Epping Town Council's Planning Committee declared an interest in this application as this site adjoins Epping Town Council's land.

Committee **OBJECT** to this application.

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.

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.

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.

Relevant policies: HC11, HC13, ST2, ST4, TC3
NPPF: Para 23, 132

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.

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

Many thanks

Kind Regards

Geraldine

Geraldine Vallis
Planning & Events Officer
Epping Town Council
Epping Hall | St Johns Road | Epping | CM16 5JU | Tel: 01992 579444
www.eppingtowncouncil.gov.uk