

PLANNING & LICENSING SUBCOMMITTEE

26th June 2019

4.00 p.m.

- *Cllr M Fitch
- *Cllr R Holmes
- *Cllr Miss J Lucas
- *Cllr Mrs A Mitchell
- Cllr Mrs S Stavrou
- *Cllr S Yerrell

* Denotes Members present.

In attendance: Town Clerk and Admin Assistant

121/19. **Chairman:** Cllr Miss J Lucas to chair the meeting.

Cllr Miss J Lucas in the Chair

122/19. **Recording of Meetings:** The notice was duly read to the meeting.

123/19. **Apologies for Absence:** Apologies were received from Cllr Mrs S Stavrou.

124/19. **Disclosure of Interest:**

Item	Member	Interest	Reason	Action
EPF/0750/19	Cllr R Holmes	Non-Pecuniary	Competitor	Remained
EPF/1254/19	Cllr M Fitch	Non-Pecuniary	Neighbour	Remained

125/19 **EPF/2841/18 36 Highbridge Street, Waltham Abbey:**

Site redevelopment, involving partial demolition in a conservation area, comprising retention of the commercial use at ground floor level and conversion of the existing building at partial ground floor and upper levels to provide 6 dwellings, incorporating the removal of modern unsympathetic extensions; the provision of two new build blocks to provide 4 dwellings; and associated car parking and landscaping. ****FURTHER AMENDED PLANS – REDUCTION IN PARKING TO 11 SPACES AND ALTERATIONS TO THE LAYOUT INCLUDING CHANGES TO LANDSCAPING SCHEME ****

RECOMMEND: No Objection

- 126/19 **EPF/0379/19 Deer Park, Claverhambury Road, Waltham Abbey:**
Conversion of garage into a bedroom with an en-suite bathroom.
- RECOMMEND: No Objection
- OBSERVATION: The Committee recommended a condition that this development should be for ancillary family use only.
- 127/19 **EPF/0729/19 Woodredon House, Woodredon Farm Lane, Waltham Abbey:**
Conversion & change of use of former care home including the removal of side extensions & replacement with one storey side extension to provide x 10 no. apartments (c3) with cart-lodge style garaging.
- RECOMMEND: No Objection
- 128/19 **EPF/0750/19 Forest Lodge, High Road, Epping:**
Proposed change of use to children's nursery; internal & roof alterations; side extension (part replacement).
- RECOMMEND: Objection
- OBSERVATION: The Committee have concerns regarding the parking as there are only 10 parking spaces to serve 16 members of staff and 58 children. It is to be noted that Epping Road is a red route with no parking allowed; it is a busy road, so the Committee has concerns regarding the entry and exit of the site.
- 129/19 **EPF/1034/19 32 Sun Street, Waltham Abbey:**
First floor extension with pitched roof to rear buildings to form x 2 no. flats.
- RECOMMEND: No Objection
- 130/19 **EPF/1140/19 Netherhouse Farm, Sewardstone Road, Waltham Abbey:**
Proposed new detached outbuilding ancillary to the main dwellinghouse. (Revised application to EPF/0290/19)
- RECOMMEND: No Objection

- 131/19 **EPF/1187/19 Netherhouse Farm, Sewardstone Road, Waltham Abbey:**
Listed building consent for a proposed new detached outbuilding ancillary to the main dwellinghouse. (Revised application to EPF/0290/19)

RECOMMEND: No Objection
- 132/19 **EPF/1195/19 34 Farm Hill Road, Waltham Abbey:**
Proposed single storey rear extension & first floor side extension.

RECOMMEND: No Objection
- 133/19 **EPF/1218/19 11 Mead Court, Waltham Abbey:**
TPO/EPF/71/10 (Ref: T1)
1 x Lime – Crown reduce by up to 3m as specified.

RECOMMEND: No Objection
- 134/19 **EPF/1224/19 Wallsgrove House, Church Road, Loughton:**
Proposed installation of new boundary fence to part of the North boundary of the estate.

RECOMMEND: No Objection
- 135/19 **EPF/1228/19 Wallsgrove House, Church Road, Loughton:**
Grade II listed building application for a proposed installation of new boundary fence to part of the North boundary of the estate.

RECOMMEND: No Objection
- 136/19 **EPF/1254/19 2&3 Sewardstone Road, Waltham Abbey:**
Demolition of existing storage units & erection of a single storey office building.

RECOMMEND: Objection

OBSERVATION: The committee raised concerns over the lack of amenity space and noticed that the amenity space has been reduced from the previously approved plans for the flats at 2-3 Sewardstone Road. It is also believe that this application would be an overdevelopment of the site.
- 137/19 **EPF/1289/19 7 Nobel Villas, Sewardstone Road, Waltham Abbey:**
Proposed first & ground floor rear extension.

RECOMMEND: No Objection

138/19

EPF/1311/19 4 Quendon Drive, Waltham Abbey:

Application for variation of condition 16: “tree screen on northern boundary” for EPF/3381/16 (Demolition of the existing side extension and replacement with two, three bedroom dwellings).

RECOMMEND: No Objection

139/19

EPF/1326/19 Leverton County GM Infant and Junior School, Honey Lane, Waltham Abbey:

Change of use from D1 school use to C3 residential use and demolition of single storey caretakers’ house for the erection of 3 x 2 bedroom bungalows (resubmitted application to EPF/0799/18)

RECOMMEND: No Objection

OBSERVATION: It is understood that the Planning Inspector dismissed on appeal, the objections to the street scene and the highway safety, but the Committee would advise that as representatives of the local community, these concerns still apply.

140/19

EPF/1391/19 8 Paradise Road, Waltham Abbey:

Proposed loft conversion.

RECOMMEND: No Objection

CLLR Miss J Lucas
CHAIRMAN of the MEETING