



EPPING TOWN COUNCIL

EPPING HALL, ST JOHNS RD, EPPING, ESSEX CM16 5JU

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TO ALL MEMBERS of the PLANNING AND GENERAL PURPOSES COMMITTEE

Cllr N Avey (Chairman)
Cllr C Burgess
Cllr C McCredie

Cllr G Scruton
Cllr M Wright (Vice Chairman)

You are hereby summoned to attend a meeting of the **PLANNING AND GENERAL PURPOSES COMMITTEE** to be held in the **Conference room, Epping Hall, St Johns Road, Epping** on **Tuesday, 27th January 2026** at **7.15pm** for the purpose of transacting the business as set out in the agenda below.

Beverley Rumsey
Town Clerk
21st January 2026

A G E N D A

1 APOLOGIES FOR ABSENCE

To receive any apologies for absence.

2 DECLARATIONS OF INTEREST

Members are invited to declare disclosable pecuniary interests and other interests, along with the nature of those interests, in relation to any item on this agenda.

3 DISPENSATIONS

To receive requests for dispensations from members concerning any item of business on this agenda.

4 CONFIRMATION OF MINUTES

To approve as a correct record and sign the Minutes of the meetings held on 13th January 2026. **(Attached)**

5 PUBLIC QUESTIONS OR COMMENTS

To receive any questions or comments relating to planning matters from members of the public present at the meeting, or which have been received in writing in advance of the meeting.

6 NOTICES AND INFORMATION

To receive any notices or information that the Chairman may wish to lay before Committee.

7 PLANNING APPLICATIONS

To consider the following Planning and Tree applications as received from Epping Forest District Council since the date of the previous agenda and up until the date of this agenda:

EPF/2574/25	Spencer Close, St Margaret's Hospital, The Plain, Epping, CM16 6TN. PAHT.	Extension to the building, roof top plant, drainage and ancillary works/infrastructure.
EPF/0004/26	Ringinglow, High Road, Epping, CM16 4DQ. Mrs H Shepherd.	Variation of Condition 4 – Pre-commencement demolition of outbuilding of EPF/0906/24 (Demolition of existing conservatory and part demolition of rear elevation to create two storey rear extension and 1.5 storey side extension, extension of southeast facing roof to create front entrance porch, refurbishment of existing house and associated landscape works. Demolition of existing out buildings and replacement planting).
EPF/2619/25	15, Bower Hill, Epping, CM16 7AD. Mrs Fola-Alade.	Raising of the roof to form a loft extension with front dormer(s), two-storey rear extension, construction of a front porch, and erection of an ancillary rear annexe to replace the existing outbuilding.
EPF/2620/25	7, Theydon Grove, Epping, CM16 4PU Mr R Rosenberg	TPO/EPF/12/01 T1 & T2: Sycamore - Crown reduce by up to 2m, as specified.
EPF/0052/26	84, The Plain, Epping, CM16 6TW Mr C Beller	Retrospective application for erection of loft conversion with rear dormer extension, single storey rear extension and front porch extension.
EPF/0092/26	Pine View Manor, Hartland Road, Epping, CM16 4PB Tamla Trees Ltd	TPO/EPF/05/84 (Ref: T2) T1: Oak - Crown reduce to previous points, as specified.

8 APPEALS

To consider the following Notices of Appeal as received from Epping Forest District Council since the date of the previous agenda and up until the date of this agenda.

AP-13600 EPF/1767/24	Ringinglow, High Road, Epping, CM16 4DQ Mrs H Shepherd.	Demolition of existing conservatory and part demolition of rear elevation to create two storey rear extension and 1.5 storey side extension, extension of south east facing roof to create front entrance porch, refurbishment of existing house and associated landscape works.
Decision taken by P&GP Committee - 24th September 2024 Whilst committee have NO OBJECTION to this application, they do not support the removal of trees unless there is no alternative and would request that any tree work is carried out under the supervision of the arboricultural officer at EFDC.		

9 PLANNING DECISIONS

To **NOTE** that no decisions have been received from Epping Forest District Council since the date of the previous agenda and up until the date of this agenda.