



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, 10th February 2026** at **7.15pm** for the purpose of transacting the business as set out in the agenda below.

Beverley Rumsey
Town Clerk
4th February 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 27th 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/0094/26	3, Woodberry Down, Epping, CM16 6RJ. Fox Developments.	Variation of Condition 2 Plan numbers of EPF/2389/24 (Demolition of existing dwelling and detached garage. Erection of 4no. four-bedroom dwellings with associated landscaping, private amenity areas, car parking and 3no. new vehicular accesses across the existing footway).
EPF/0124/26	33, Chapel Road, Epping, CM16 5DS. Mr I Bellis	Demolition of existing rear conservatories. Erection of lower ground, ground and first floor rear extensions.
EPF/2054/25	283, High Street, Epping, CM16 4DA. Gandesha Estates Ltd.	Proposed Flatted Development for seven new flats.
EPF/0148/26	30, Garnon Mead, Coopersale, Epping, CM16 7RN. Valentine.	Single-storey rear extension with glazed roof element and partial first-floor extension.
EPF/0160/26	9, Edenparc, Kendal Avenue, Epping, CM16 4PW. Mr J Jennings	TPO/EPF/21/93 T19: Yew - Crown reduce to previous points, as specified. G3: Yew - Crown reduce to previous pruning points, as specified. Selective prune of overhang to neighbouring property by up to 3m, as specified. T20: Lawson Cypress - Selective prune of stem growing against fence, as specified.
EPF/0165/26	45 Church Hill, Epping, CM16 4RF. Bayfords Tree Care.	TPO/EPF/03/84 (Ref: T5) T1: Oak - Reduce lateral stems overhanging neighbouring property to previous pruning points, as specified.
EPF/0171/26	8, Theydon Place, Epping, CM16 4NH. Mrs Kani.	TPO/EPF/28/08 (Ref: T26 & T27) T1: Beech - Crown reduce height by up to 2m and laterals by up to 1.75m, as specified. T2: Lime - Crown reduce height by up to 2m and laterals by up to 1.75m, 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-13603 (EPF/1833/25)	1, Bower Vale, Epping, CM16 7AS	Single storey extension to rear and side elevation.
Decision taken by P&GP Committee - 14th October 2025 Committee have NO OBJECTION to this application.		

9 PLANNING DECISIONS

To **NOTE** the decisions received from Epping Forest District Council since the date of the previous agenda and up until the date of this agenda. **(Attached)**