



# 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 **Main Hall, Epping Hall, St Johns Road, Epping** on **Tuesday, 13th January 2026 at 6.00pm** for the purpose of transacting the business as set out in the agenda below.

Beverley Rumsey

Town Clerk

7th January 2026

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## 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 meeting held on 9th December 2025.  
**(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/2279/25	4, Station Road, Epping, CM16 4HA. F.Berndes Ltd.	Retrospective application to provide 2 new residential units at first floor. Restaurant and office use at ground floor.
EPF/2455/25	25, Hemnall Street, Epping, CM16 4LU. McCarthy Stone and Qualis Group.	Full planning application for the redevelopment of existing Sports Centre and car park to include demolition of existing Sports Centre and erection of Retirement Living apartments (Use Class C3) including associated communal facilities (Use Class C3), new vehicular and pedestrian access from Nicholl Road and new pedestrian access from Hemnall Street, all associated car and cycle parking, servicing, hard and soft landscaping and associated works.
EPF/2497/25	7, Simon Campion court, 232-234 High Street, Epping, CM16 4AU. Method Studio Architecture Ltd.	Change of use from E(a) Display or retail sale of goods to E(c)(ii) Professional services.
EPF/2521/25	7, Simon Campion court, 232-234 High Street, Epping, CM16 4AU. Redacted.	Advertisement consent for changes to Shopfront (front and side) signage including new lighting.
EPF/2404/25	14, The Laurels, Coopersale Street, Epping, CM16 7QJ. Mr Hill.	Side and rear extension, garage roof alterations, front porch, boundary wall and gates.
EPF/2466/25	21, Theydon Place, Epping, CM16 4NH Mr & Mrs M Pearl.	Rear/side extension and part garage conversion with new pitched roof.
EPF/2490/25	9A, High Conifers, Lower Bury Lane, Epping, CM16 5HA Mr B Moldon.	Demolition of existing rear conservatory and front carport and replacement with new single storey rear extension and two storey front extension.
EPF/2498/25	36, Spring Cottage, Lindsey Street, Epping, CM16 6RE. Mr D Robertson.	Single storey infill extension.
EPF/2533/25	7, Egg Hall, Epping, CM16 6SA. Mr & Mrs Bassi.	Two Storey Side Extension, Utility Extension, Replacing flat front roofs with pitches. (Revised application to EPF/2062/25).

EPF/2561/25	Stoneleigh, Hemnall Street, Epping, CM16 4LR. Mr Melap Sing.	Proposed Single Storey Rear Extension, 2 Storey Side Extension, Loft Conversion Including Dormer Window to Rear Elevation & Roof lights to Front Elevation, Extended First Floor Dormer to Rear and Integral Garage to Front Elevation following removal of existing Garage together with New Boundary Wall, railings and Gates to Frontage and Fence to Side Boundary.
EPF/2564/25	73, The Black Cottage, Bell Common, Epping, CM16 4DZ. Mr J Furness.	Pitched roof open carport extension to a existing detached garage structure.
EPF/2599/25	11, Highfield Place, Epping, CM16 4DB. Mr & Mrs Langley.	Removal of existing rear conservatory. Proposed single storey side and rear extensions, front entrance canopy. Pitched roof to existing front dormer, part conversion of garage and new vehicle crossover.

**8 PLANNING DECISIONS (Attached)**

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.