



# EPPING TOWN COUNCIL

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

Tel: 01992 579444 Fax: 01992 579446 e-mail: [info@eppingtowncouncil.gov.uk](mailto:info@eppingtowncouncil.gov.uk)

## TO ALL MEMBERS of the PLANNING AND GENERAL PURPOSES COMMITTEE

Cllr N Avey (Chairman)  
Cllr C Burgess (Mayor - *ex officio*)  
Cllr C McCredie (Deputy Mayor - *ex officio*)

Cllr G Scruton  
Cllr R Sharif  
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, 12<sup>th</sup> September 2023** at **7.15pm** for the purpose of transacting the business as set out in the agenda below.

**Beverley Rumsey**  
Town Clerk  
6<sup>th</sup> September 2023

---

## A G E N D A

### 1 APOLOGIES FOR ABSENCE

To receive any apologies and reasons 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. Cllr C McCredie and Cllr R Sharif have requested an entry be made in the minutes to make it clear that, as a member of both the District and Town Councils, they will reconsider all matters at District level taking into account all relevant evidence and representations at the District tier. Therefore, they cannot be bound in any way by any view expressed in the parish tier or by the decisions of this Committee.

### 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 22<sup>nd</sup> August 2023. **(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/1834/23	23, Ivy Chimneys, Epping, CM16 4EL Mr Connor Fitzgerald hgh Consulting	Variation of condition 2 'Approved plans' and Condition 4 'Obscure Glazing' on planning permission EPF/2671/19 (Demolition of stables and hardstanding, excavation over site to reduce levels and removal of all from site. Provision of access road and turning head. Erection of three detached dwellings and garages including ancillary works and landscaping).
EPF/1774/23	51, Fairfield Road, Epping, CM16 6ST Mr Harmer	Ground floor single storey rear extension, replacement front porch, replacement windows, internal refurbishments.
EPF/1486/23	11A, Institute Road, Coopersale, Epping, CM16 7QY Mr P Jackson	Demolition of Existing Garage, Proposed Ground Floor Rear/Side Extension.
EPF/1767/23	40, Bower Hill, Epping, CM16 7AL Mrs J Sakthi	Rear, Side & Loft extension.
EPF/1592/23	319A, High Street, Epping, CM16 4DA Mr A Reed MP Chartered Architects (Agent)	Alterations and change of use to first floor from offices to create a 2 bedroom flat.
EPF/1820/23	Former Ambulance Station, The Plain, Epping, CM16 6TL Mr Seller Plain Land Ltd c/o RMP Prop	Variation of condition 2 'plan nos' on planning permission EPF/0907/23 - in relation to House Type 2 rear elevation fenestration (Construction of 2 No. dwellings, alongside associated development).
EPF/1798/23	7, Beaconfield Avenue, Epping, CM16 5AU Mr D Fordham	Small extension on the side of existing house.
EPF/1893/23	14 Kendal Avenue, Epping, CM16 4PW	TPO/EPF/45/91 (Ref: T4)

	Mr C Bastick	T1: Sycamore - Fell, and replace as specified.
EPF/1827/23	9, Theydon Oak, Coopersale Street, Epping, CM16 7QJ Mr Iain Moran	Retention of temporary barn style building for storage.
EPF/1906/23 LBC	9, Theydon Oak, Coopersale Street, Epping, CM16 7QJ Mr Iain Moran	Grade II Listed building consent for retention of temporary barn style building for storage.
EPF/1826/23	9, Theydon Oak, Coopersale Street, Epping, CM16 7QJ Mr Iain Moran	Retention of temporary pergola for outdoor seating and dining.
EPF/1905/23 LBC	9, Theydon Oak, Coopersale Street, Epping, CM16 7QJ Mr Iain Moran	Grade II listed building consent for retention of temporary pergola for outdoor seating and dining.
EPF/1828/23	9, Theydon Oak, Coopersale Street, Epping, CM16 7QJ Mr Iain Moran	Three lightweight, temporary, timber sheds and one temporary cold storage unit.
EPF/1908/23 LBC	9, Theydon Oak, Coopersale Street, Epping, CM16 7QJ Mr Iain Moran	Grade II listed building consent for retention of three lightweight, temporary, timber sheds and one temporary cold storage unit.
EPF/1825/23	9, Theydon Oak, Coopersale Street, Epping, CM16 7QJ Mr Iain Moran	Retrospective advertisement consent for two signs to front elevation.
EPF/1824/23 LBC	9, Theydon Oak, Coopersale Street, Epping, CM16 7QJ Mr Iain Moran	Grade II listed building application for retrospective advertisement consent for two signs to front elevation.
EPF/1677/23	Kendal Lodge, Kendal Avenue, Epping, CM16 4PL Mrs C Little	Removal of existing rear conservatory. Conversion of existing garage into habitable space.
EPF/1760/23	323, Civic Offices, Condor Building, High Street, Epping, CM16 4BZ Qualis Living Ltd	Advert consent for exterior window graphics and internal back wall.
EPF/1836/23	36, Spring Cottage, Lindsey Street, Epping, CM16 6RE Mr Robertson	Single storey side and rear extension, loft conversion with raised ridge and proposed driveway for EV charging
EPF/1838/23	13, Hemnall Street, Epping, CM16 4LS Mrs E Morgan	Single storey rear extension and loft conversion with rear dormer and front roof lights.
EPF/1887/23	4 Theydon Place, Epping, CM16 4NH Mrs H Simpson	TPO/EPF/28/08 T9: Lime - Fell, and replace as specified.

## 8 OTHERS

*These are provided for information only, EFDC do not normally accept comments on these applications.*

EPF/1745/23	73 Lindsey Street Epping CM16 6RD Lindsey Street Ltd	Application for approval of details reserved by condition 7 'Construction Method Statement' on planning permission EPF/2408/21 (Demolition of existing buildings and erection 10 residential dwellings (Use Class C3) with associated refuse storage, car and cycle parking, landscaping and associated infrastructure).
-------------	--	--

Committee is requested to **NOTE** this information.

## 9 PLANNING DECISIONS

Committee are requested to **NOTE** no planning decisions have been received from EFDC for this period.

## 10 CONSULTATION

(Attached)

**Application for a Pavement Licence - Gail's Bakery, 227 High Street, Epping, CM16 4BP**

The closing date for this consultation is 14<sup>th</sup> September 2023.

Please note: this application includes Mondays.

Committee is requested to **CONSIDER** this matter and **DECIDE** what response is appropriate.