



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, 12th August 2025** at **7.15pm** for the purpose of transacting the business as set out in the agenda below.

Beverley Rumsey
Town Clerk
6th August 2025

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 22nd July 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:

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| EPF/1299/25 | 74, Charles Street, Epping, CM16 7AX Richard Bertoli. | Proposed two storey extension, replacement bay window canopy & new porch. |
| EPF/1327/25 | 23, Bower Hill, Epping, CM16 7AL. Jost Property LTD. | Front, rear, side and loft extensions. |
| EPF/1357/25 | 16A, Western Avenue, Epping, CM16 4JR. Mr and Mrs Ayvaz. | Two storey side/ front extension with associated roof alterations. |
| EPF/1050/25 | 3, Maltings Lane, Epping, CM16 6SB. Mr Chris Doyle. | TPO/EPF/07/98 T32: Birch - Fell and replace, as specified. |
| EPF/1434/25 | 3, Maltings Lane, Epping, CM16 6SB. Mr Chris Doyle. | TPO/EPF/07/98 T30 & T31: Horse Chestnut - Repollard to previous points, as specified. |
| EPF/1435/25 | Kippen, Kendal Avenue, Epping, CM16 4PW. Mrs J Guaquiere. | TPO/EPF/21/93 (Ref: T28) T1: Lime - Crown reduce to previous pruning points, as specified. NB: The permitted specification of works is detailed in the conditions. |
| EPF/1365/25 | 7-9, Thornwood Road, Epping, CM16 6SY. G Burrows and K Bambury. | Proposed rear single storey extension with roof lantern following removal of existing conservatory and proposed vehicle crossover and dropped kerb. |
| EPF/1460/25 | St Alban Church Hall, Coopersale Common, Coopersale, Epping CM16 7QT. Casey Tree Services. | TPO/EPF/03/85 (T2, T1) T1: Oak - Crown reduce on side of building by up to 3m, as specified. T2: Ash - Crown reduce on side of building by up to 3m, as specified. NB: The permitted specification of works is detailed in the conditions. |
| EPF/1507/25 | 7, Theydon Place, Epping, CM16 4NH. Becker Tree Contracts Ltd. | TPO/EPF/28/08 Ref: T18, T19, T20, T21, T24) T1-5: Lime - Crown reduce height to previous points, as specified. Crown lift by up to to 6m from ground, as specified. T6: Lime - Crown reduce height by up to 2.5m and spread by up to 2m, as specified. NB: The permitted specification of works is detailed in the conditions. |

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.

| | | |
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| AP-13522 (EPF/0524/25) | 11, Kendal Avenue, Epping, CM16 4PW. Mr Martin Shipp. | Retrospective application for outbuilding. |
| Decision taken by P&GP Committee - 22nd April 2025 Committee have concerns as to why this structure was built prior to seeking planning permission in the usual way. The retrospective application states 200mm above permitted development, however this does not take into consideration the height by which the ground has been raised. This structure is overbearing on the neighbouring property with a loss of amenity and loss of light. | | |

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.