



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, 26th August 2025** at **6.00pm** for the purpose of transacting the business as set out in the agenda below.

Beverley Rumsey
Town Clerk
20th 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 12th August 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.

The Essex County Council (Epping Forest District) (Prohibition of Waiting, Loading and Stopping) and (On-Street Parking Places) (Civil Enforcement Area) (Amendment No.44) Order 2025.

Notice is hereby given that the Essex County Council has made the above Order under sections 1(1), 2(1) to (3), 3(2), 4(1), 4(2), 32(1), 35(1),45, 46, 49, 53 and Parts III and IV of Schedule 9 of the Road Traffic Regulation Act 1984 (as amended). **(Sealed Order Attached)**

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/1473/25	Spencer Close, The Plain, Epping, CM16 6TN PAHT.	Variation of conditions 2, 8 and 9 of EPF/0591/24 (Erection of building and plant room, alterations and improvements to North Bungalow to provide Community Diagnostic Centre; Reorganisation of car park and provision of drop off parking area and ambulance / disabled parking; gas store; cycle store; landscaping; lighting; photo-voltaic system on roof areas; external roof top plant and ancillary works/infrastructure).
EPF/1516/25	89, High Street, Epping, CM16 4BD. Mr Mahen Sriskandarajah.	Addition of a Hot Food Takeaway Use (Sui Generis) alongside Existing Class E(b) Restaurant Use and Installation of Rear Flue Ventilation System.
EPF/1445/25	8, Hartland Road, Epping, CM16 4PE. Ms E Davis.	Single storey rear extension with roof lantern. Internal layout changes.
EPF/1524/25	14, Wood Mead, Epping, CM16 6TD. Mr and Mrs T Phillips.	Proposed single storey rear extension with monopitch tiled roof with rooflights.
EPF/1539/25	23, Ivy Chimneys Road, CM16 4EL. Ms Vandana Jyoti.	Replace the existing boundary fence with retaining wall and boundary wall & proposal of a new shower room.
EPF/1532/25	Revival Court, Half Moon Lane, Epping, CM16 4AH Roisin Mahoney.	TPO/EPF/69/10 T1: London Plane - Crown reduce by up to 2m, as specified. T2: Alder - Crown reduce height by up to 1.5m, as specified. Crown reduce growth away from building by up to 1m, as specified. T3: Birch - Crown reduce height by up to 0.5m, as specified. Crown reduce growth away from building by up to 1m, as specified.
EPF/1607/25	91, Centre Drive, Epping, CM16 4JD. Luke Davison.	TPO/EPF/25/93 (Ref: T4) T1: Ash - Selective prune of overhanging branches by up to 3m, as specified.

EPF/1543/25	1, The Drummonds, Epping, CM16 4PJ. Mrs N Spencer.	Variation of Condition 2 `Plan numbers' of EPF/0657/24 (Conversion of the existing two storey dwelling house into a block of three flats. The scheme would provide three no. two-bed units).
EPF/1583/25	9, Bower Vale, Epping, CM16 7AS. Gabriel Inch.	Single storey rear extension under a monopitch roof with rooflights.
EPF/1596/25	61, Centre Drive, Epping, CM16 4JF. Mrs R Sewell. (Executor)	Retrospective application for replacement of outbuilding with attached garage and monopitch roof.
EPF/1603/25	20, Bower Hill, Epping, CM16 7AD. J Massingham and G Gilligan.	Raising walls and roof level of existing rear extension. Removal of side window. Installation of new door and rooflight.
EPF/1616/25	12, Brickfield Road, Coopersale, Epping, CM16 7QX Everglade New Homes.	Application for extending two number existing crossovers to comply with new development.

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-13539 (EPF/0684/25)	19, Shaftesbury Road, Epping, CM16 5BH	Single storey front extension and partly rear first floor extension.
Decision taken by P&GP Committee - 22nd April 2025 Committee have NO OBJECTION to this application.		

9 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.