



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, 9th September 2025** at **7.15pm** for the purpose of transacting the business as set out in the agenda below.

Beverley Rumsey
Town Clerk
3rd September 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 26th 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.

PROPOSED BASE STATION UPGRADE AT THEYDON BOIS, GARDENERS FARM, STEWARDS GREEN ROAD, EPPING, CM16 7PF (NGRs: E 546390 / N 200292) (Attached)

Committee are invited to comment on this information.

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/1655/25	The Old Rectory, Coopersale Common, Coopersale, CM16 7NU Mr & Mrs Balasuriya.	Construction of a tennis court together with perimeter fencing and landscaping. (Amended scheme to EPF/0055/25).
EPF/1673/25	156, High Street, Epping, CM16 4AQ. BCO Enterprises Ltd.	Alteration to existing shop front, including replacing the two vertical glazed openings with a single, larger opening.
EPF/1668/25	33, Chapel Road, Epping, CM16 5DS Mr & Mrs Beard.	Demolition of existing garage and rear conservatories. Erection of new garage with first floor guest bedroom. Erection of 2 storey rear extension, conversion of basement into habitable rooms and other internal changes.
EPF/1669/25	31, Severns Field, Epping, CM16 5AP. Mr G Burgess.	TPO/EPF/03/84 T1: London Plane - Crown reduce to previous points, as specified.
EPF/1683/25	19 Theydon Place, Epping, CM16 4NH. Mr D Wright.	TPO/EPF/32/08 (Ref: T2) T1: Horse Chestnut - Crown reduce height by up to 4m, as specified. Reduce lateral branches by up to 2m, as specified.
EPF/1694/25	1 Lower Bury Walk, Lower Bury Lane, Epping, CM16 5BE. Mr Tony Field.	TPO/EPF/08/07 T5: Willow - Crown reduce by up to 3m, as specified.

8 OTHERS

EPF/1702/25	Saint Albans Church Hall, Coopersale Common, Coopersale, Epping, CM16 7QT. AVA Capitol.	Approval of Details Reserved by Conditions 3, 7, 8, 12, 14 & 15 for EPF/1369/24 (Grade II listed building consent for change of use from community use (Class F1) to one residential dwelling (Class C3), incorporating refurbishment works, plus removal of existing outbuilding and fencing and construction of single storey extension.).
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9 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-13529 EPF/0506/25	The Pines, Kendal Avenue, Epping, CM16 4PW.	Variation to Condition 2 of EPF/2122/20. (A new detached four bedroom house to the rear of the site, including a raised driveway and a detached garage.)
Decision taken by P&GP Committee - 8th April 2025 Whilst Committee have NO OBJECTION , they STRONGLY OBJECTED to the original application that this condition relates to, and have concerns over further variations, in terms of overbearing height, on the overdevelopment of this site.		

10 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.