



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, 14th October 2025 at 7.15pm** for the purpose of transacting the business as set out in the agenda below.

Beverley Rumsey
Town Clerk
8th October 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 23rd September 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/1906/25	28, Station Road, Epping, CM16 4HN Chloe Bryant-Dunn	Demolition of the existing conservatory and the construction of part single storey and part two storey extensions to the front and rear. Hip to gable loft conversion with rear dormer.
EPF/1650/25	232-234 Simon Campion Court, High Street, Epping, CM16 4AU FMGH Ltd	Change of use from E(a) Display or retail sale of goods to E(c)(ii) Professional Services and condenser units to rear elevation.
EPF/1938/25	232-234 Simon Campion Court, High Street, Epping, CM16 4AU FMGH Ltd	Advertisement consent for changes to Shopfront (front and side) signage including new lighting.
EPF/1998/25	108-110, High Street, Epping, CM16 4AF Mr Khawaja	Variation of Condition 2 Plan numbers of EPF/0384/24 (Reversion of house into two separate dwellings with small extension to rear).
EPF/1987/25	108-110, High Street, Epping, CM16 4AF Mr Khawaja	Grade II Listed building consent for alteration to rear extension instead of single storey rear extension approved under EPF/0384/24 and EPF/0386/24.
EPF/1697/25	Mill House Farm, Theydon Road, Epping, CM16 4DL Mr M Phillips	Demolition of the existing house and associated outbuildings. Retention of existing front elevation. Erection of replacement dwellinghouse with associated garage/outbuilding and works.
EPF/1942/25	287, High Street, Epping, CM16 4DA Capital Investment Ventures Ltd	Construction of a three-storey building to accommodate 3 no. 2 bed residential units with individual landscaped gardens and associated works.
EPF/1976/25	44, Buckingham Road, Epping, CM16 5AG Mr J Harrison	Variation of Condition 2 Plan numbers of EPF/1739/19 (Single storey rear extension part garage conversion).
EPF/1983/25	156, High Street, Epping, CM16 4AQ BCO Enterprises LTD	Advertisement consent for non-illuminated fascia letters and hanging sign.
EPF/1833/25	1, Bower Vale, Epping, CM16 7AS Mr J Tilbury	Single storey extension to rear and side elevation.
EPF/1995/25	Theydon Bower, Flat 1, Bower Hill, Epping, CM16 7AB John Simmons Property Management Ltd	TPO/EPF/01/23 T4: Cedar - Fell and replace, as specified.

EPF/1981/25	Theydon Bower, Flat 1, Bower Hill, Epping, CM16 7AB John Simmons Property Management Ltd	TPO/EPF/01/23 T11: Maple - Crown lift by up to 5m from ground, as specified. T34: Alder - Crown reduce by up to 2m, as specified. T35, T36, T37, T48: Cherry - Crown lift by up to 3m from ground, as specified. T38: Oak - Crown lift by up to 3m from ground, as specified. T39, T40 & T41: Lime - Selective prune of overhanging branches by up to 3m, as specified. Crown thin by up to 20%, as specified. T47: Lime - Crown thin by up to 20%, as specified.
EPF/1508/25	Mill House Bakers Villas, Bakers Lane, Epping, CM16 5DQ Bakers Benevolent Society	TPO/EPF/32/00 (Ref: T8, T12, T13, T14) T1: Willow - Crown reduce height and spread by up to 3m, as specified. G2: Horse Chestnut - Crown reduce height and spread by up to 2.5m, as specified.

8 OTHERS

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

EPF/1886/25	Saint Albans Church Hall, Coopersale Common, Coopersale, Epping, CM16 7QT AVA Capitol	Approval of Details Reserved by Conditions 3, 5 and 7 of EPF/1368/24 (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).
EPF/1663/25	36, Spring Cottage, Lindsey Street, Epping, CM16 6RE Mr Robertson	Certificate of Lawful Development for a proposed side and rear extension.

9 CONSULTATION

Planning Consultation - EPF/0863/25 - 30 Bridge Hill and Land to the Rear, Epping, CM16 4ER
**** AMENDED RED LINE PLAN RECEIVED. **** **(Attached)**

Committee are invited to comment on this information.

10 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-13549 EPF/0641/25	21D, Ivy Chimneys, Epping, CM16 4EL	Erection of one detached residential dwelling including parking, landscaping, drainage and associated infrastructure.
Decision taken by P&GP Committee - 13th May 2025 Committee have NO OBJECTION to this application.		

11 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.