



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, 28th October 2025** at **7.15pm** for the purpose of transacting the business as set out in the agenda below.

Beverley Rumsey
Town Clerk
22nd 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 14th October 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/2023/25	The Gate House, Coopersale Common, Coopersale, Epping, CM16 7QT Mr R Balasuriya.	Demolition of existing dwelling and outbuildings and the construction of two detached self-build residential dwellings together with car parking, landscaping and associated works.
EPF/1828/25	20, Hemnall Street, Epping, CM16 4LR Claire Donoghue.	Internal and facade alterations.
EPF/2008/25	5, Bridge Hill, Epping, CM16 4ER Mr S Harris.	Proposed part two storey rear extension and single storey front extension.
EPF/2013/25	32, Tower Road, Epping, CM16 5EN Mr Keith Kersey.	Erection of single storey wrap around extension.
EPF/2043/25	South Lodge, Coopersale Street, Epping, CM16 7QJ Mr James Chisenhale-Marsh.	Demolition of single storey lean-to, and replacement with single storey extension, replacement porch, removal of modern partition walls and external repairs.
EPF/2045/25	South Lodge, Coopersale Street, Epping, CM16 7QJ Mr James Chisenhale-Marsh.	Grade II listed building consent for demolition of single storey lean-to, and replacement with single storey extension, replacement porch, removal of modern partition walls and external repairs.
EPF/1938/25	7 Simon Champion Court 232-234 Simon Champion Court, High Street, Epping, CM16 4AU FMGH Ltd.	** Amended Address** Advertisement consent for changes to Shopfront (front and side) signage including new lighting.
EPF/1650/25	7 Simon Champion Court 232-234 Simon Champion Court, High Street, Epping, CM16 4AU FMGH Ltd.	** Amended Address ** 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/2062/25	7, Egg Hall, Epping, CM16 6SA Mr & Mrs H Bassi.	Two Storey Side Extension, Porch Reduction, Addition above porch, Replacing flat front roof with pitches.

8 OTHERS

EPF/2018/25	67, Ivy Chimneys, Epping, CM16 4EP David and Malgorzata Giles.	Certificate of Lawful Development for proposed loft conversion with rear dormer and front roof lights.
EPF/2099/25	Garages to the rear of nos 13-43 Charles Street, Charles Street, Epping, CM16 7AU R C T Construction Ltd.	Approval of Details Reserved by Condition 8 Hard and Soft Landscaping of EPF/3426/18 (Demolition of the existing garage buildings and the erection of 9 x 2 bedroom mews houses, with associated landscaping, parking, bike and refuse stores).

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-13553 EPF/1271/24	15A, Station Road, Epping, CM16 4HG Deadloss Properties Limited.	Demolition of the existing attached office and erection of replacement building containing office space and 6 apartments.
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Decision taken by P&GP Committee - 9th July 2024

Committee **STRONGLY OBJECT** to this application

Committee agree that this proposal is an overdevelopment of an existing office property with its width and height which seems higher than the neighbouring dwellings with a dominant angle proposed. Committee agree that this proposal poses a detrimental impact to this particular street scene which is not in keeping with the rest of the properties nearby with its design especially with the different building materials proposed. Committee agree that it would result in loss of amenities for neighbouring properties including loss of light and overlooking with three metres increase forward of the proposal on the existing building line footprint. Committee acknowledge the many neighbours' objections to this application whose properties are located either side of the proposal and the road behind it. Committee heard from neighbours that there is a covenant made in 1897 which was questioned if the proposal is in line with this regarding development of the site. Committee also have concerns about the number of apartments proposed with a reduction from ten to seven vehicle spaces in addition to provision for the existing office space.

Relevant policies: [Local Plan 2011-2033: DM9 A, F & J, DM10 A, H1A \(ii\) & \(iii\) NPPF 2023 para 124 \(e\), 128, 137](#)

AP-13562 EPF/1152/25	39, Amesbury Close, Epping, CM16 4JA Smith.	Two-storey plus loft extension of existing two-storey building to provide additional two residential units.
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Decision taken by P&GP Committee - 8th July 2025

Committee have **NO OBJECTION** to this application.

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.