



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 **Conference room, Epping Hall, St Johns Road, Epping** on **Tuesday, 24th March 2026** at **7.15pm** for the purpose of transacting the business as set out in the agenda below.

Beverley Rumsey
Town Clerk
18th March 2026

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 meetings held on 10th March 2026. **(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/0453/26	117, High Street, Epping, CM16 4BD. Dental Beauty Partners.	Advertisement consent for 2 non illuminated fascia signs and window vinyl.
EPF/0413/26	7, Warren Field, Epping, CM16 7BA. N Tapley & D Viera.	Removal of existing garage. Proposed side extension with flat roof and roof lantern.
EPF/0422/26	16, Shaftesbury Road, Epping, CM16 5BH. Mr T Wells and Mrs P Virdee-Wells.	Loft conversion with rear facing dormer and two front roof windows.
EPF/0454/26	25, Tower Road, Epping, CM16 5EL. Mr & Mrs Lamb.	Proposed crossover to facilitate car parking at the front of the property.
EPF/0486/26	11, Bury Road, Epping, CM16 5ET. Mr & Mrs Rowe.	Variation of Condition 2 Plan numbers of EPF/2346/24 (Demolition of existing extensions and garage building, construction of part single, part two storey rear extension, two storey side extension, plus single storey extension to the other side, new front bay window and entrance porch, plus new roof with accommodation within, with associated dormer and roof light windows).
EPF/0215/26	28, Lincolns Field, Epping, CM16 5DZ. Mr Greg Armstrong.	Single storey side extension.
EPF/0516/26	79, Bell Common, Epping, CM16 4DZ. Mr Luke Wilks.	Alteration to and Enlargement of family dwelling.

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, and decide if any further action is required.

AP-13618	Land between 10 and 12 Fiddlers Hamlet, Mount Road, Epping, CM16 7PQ	The erection of a self-build three storey detached house.
Decision taken by P&GP Committee – 23rd September 2025 Committee OBJECT to this application.		

The proposed site for this development is too narrow and small and would constitute overdevelopment. Whilst the plans indicate the building will be set back from the neighbouring properties it would still have an overbearing impact, due to the overall size and height, resulting in a loss of amenity, and light. The building would have a negative effect on the street scene, the design is not in keeping with the locally listed neighbouring properties. Development of this site would cause further traffic burden in an area with an already precarious junction.

Relevant policies: Local Plan 2011-2033: DM9 A (i), (ii) and (iii), DM9 D, DM9 I (iii) and (iv) NPPF 2023 para 115 B), 135 A),B),C), 139

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.