



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, 28th April 2026** at **7.15pm** for the purpose of transacting the business as set out in the agenda below.

Beverley Rumsey
Town Clerk
22nd April 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 14th April 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/0691/26	10, Lynceley Grange, Epping, CM16 6RA. Mr I Bedford.	TPO/EPF/04/84 (Ref: T6) T2: Oak - Crown reduce by up to 3m, as specified.
EPF/0704/26	66A, Bower Hill, Epping, CM16 7AW. Mr Hiam.	Variation of Conditions 2 Plan numbers, 3 Materials, 4 Drainage, 5 Trees, 6 Hard and Soft Landscaping, 7 Driveway and 13 Parking Spaces of EPF/1060/21 (New detached house).
EPF/0728/26	84, The Plain, Epping, CM16 6TW. Mr C Beller.	Retrospective application for the rebuilding of an existing garden boundary wall, including an increase in height, undertaken to replace and improve the former structure while maintaining its existing alignment and boundary function.
EPF/0720/26	Flat 1, 13 Station Road, Epping, CM16 4HG. Mr J Harris	TPO/EPF/16/82 (Ref: G1) T1 & T2: Holly - Crown reduce to previous points, as specified.

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-13640 EPF/2377/25	171-177 , 171-177 High Street, Epping, CM16 4BL	Erection of single storey mansard extension on existing building to provide 1no. additional residential dwelling (Class C3) following demolition of the existing plant room.
Decision taken by P&GP Committee - 9th December 2025. Committee have NO OBJECTION to this application.		

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.