



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 July 2026 at 7.15pm** for the purpose of transacting the business as set out in the agenda below.

Beverley Rumsey
Town Clerk
22nd July 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

No minutes to receive. Planning & General Purposes meeting of 14th July 2026 was cancelled in accordance with the criteria for low application meetings. Planning councillors' comments submitted to Epping Forest District Council.

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.

Renewal of Street Trading License for Clainy's Ltd Fresh Fish. (Attached).

New application for Vape Shack - Vapes, Vape devices, E-Liquids & soft drinks. (Attached).

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/1343/26	38, Coopersale Lodge, Coopersale Street, Epping, CM16 7QJ. Mr & Mrs Campbell.	Removal of conservatory and replacement with glazed link. Minor internal and external alterations to rationalise house layout.
EPF/1346/26	38, Coopersale Lodge, Coopersale Street, Epping, CM16 7QJ. Mr & Mrs Campbell.	Grade II Listed Building Consent for removal of conservatory and replacement with glazed link. Minor internal and external alterations to rationalise house layout.
EPF/1342/26	Saint Albans Church Hall, Coopersale Common, Coopersale, Epping, CM16 7QT. Mr & Mrs Balasuriya.	Grade II Listed Building Consent for replacement sashes and upgrade of four windows to east and west.
EPF/1360/26	11, Bury Road, Epping, CM16 5ET. Mr & Mrs Rowe.	Variation of Condition 2 Plan numbers of EPF/0486/26 (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/1368/26	1, Vicarage Road, Coopersale, Epping, CM16 7RB. Mr G Jones.	Single storey rear extension.

8 OTHERS

EPF/1357/26	Eppingdene, Ivy Chimneys, Epping, CM16 4EL. Mr & Mrs A Halford.	Certificate of Lawful Development for existing use of Unit 8 as B2 in excess of 10 years.
EPF/1391/26	1, Oak Glade, Coopersale, Epping, CM16 7QP. Emily & Neil Holst.	Certificate of Lawful Development for proposed single storey rear extension.

9 APPEALS

AP-13685 (EPF/0052/26)	84, The Plain, Epping, CM16 6TW. Cihan Beller.	Retrospective application for erection of loft conversion with rear dormer extension, single storey rear extension and front porch extension.
Decision taken by P&GP Committee – 27th January 2026 Committee have NO OBJECTION to this application.		

10 PLANNING DECISIONS

Committee **NOTED** that no decisions were received from Epping Forest District Council since the date of the previous agenda and up until the date of this agenda.