

MINUTES of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. Johns Road, Epping on **Tuesday, 22nd April 2025 at 7.15pm.**

PRESENT: Cllr N Avey (Chairman)
Cllr C McCredie (Mayor - *ex officio*)
Cllr G Scruton
Cllr C Burgess

OFFICERS: Beverley Rumsey (Town Clerk)
Jo-Ann Lewis (Planning, Market & Events Officer)

522 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr R Sharif and Cllr M Wright (Vice Chairman).

523 DECLARATIONS OF INTEREST

Item 7 Planning Applications (Non-Pecuniary)

Cllr R Sharif requested an entry to be made in the minutes, to make it clear, that as a member of both the Town and District Councils, she will reconsider all matters at District level taking into account all relevant evidence and representations at the District tier. Therefore, she cannot be bound in any way by any view expressed in the parish tier or by the decisions of this Committee. Cllr N Avey (Chairman) declared a not-pecuniary Interest In item 7 Planning application EPF/0769/25, 7 Green Trees, Epping. As he knows the applicant.

524 DISPENSATIONS

There were no dispensations.

525 CONFIRMATION OF MINUTES

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 8th April 2025 be signed by the Chairman as a true record.

526 PUBLIC QUESTIONS OR COMMENTS

There was one public objection received via email for item 7 planning application EPF/0524/25, 11 Kendal Avenue, Epping.

527 NOTICES AND INFORMATION

There were no notices or information.

528 PLANNING APPLICATIONS

EPF/0265/25	28, Lindsey Street, Epping, CM16 6RD Reema Patel.	Alterations to the roof structure to allow for an L-shaped dormer to allow for the creation of a studio flat.
Committee have NO OBJECTION to this application		

EPF/0524/25	11, Kendal Avenue, Epping, CM16 4PW Mr Martin Shipp.	Retrospective application for outbuilding.
Committee have concerns as to why this structure was built prior to seeking planning permission in the usual way. The retrospective application states 200mm above permitted development, however this does not take into consideration the height by which the ground has been raised. This structure is overbearing on the neighbouring property with a loss of amenity and loss of light.		
EPF/0616/25	7, Beaconfield Avenue, Epping, CM16 5AU Mr & Mrs Fordham	Single storey rear extension. Small rear first floor extension to previous first floor extension to form en-suite.
Committee have NO OBJECTION to this application		
EPF/0621/25	232-234 Simon Campion Court, High Street, Epping, CM16 4AU. Habendum Limited.	Listed Building Consent for external repair works amended schedule of works to application EPF/0075/25.
Committee have NO OBJECTION to this application provided the work is carried out under the supervision of the conservation officer at EFDC.		
EPF/0649/25	5, Kendal Avenue, Epping, CM16 4PN. Mr Gareth Knight.	Erection of replacement detached outbuilding.
Committee have NO OBJECTION to this application		
EPF/0666/25	42, Tower Road, Epping, CM16 5EN. F Cole and S Mosley.	Proposed vehicle crossover.
Committee have NO OBJECTION to this application		
EPF/0684/25	19, Shaftesbury Road, Epping, CM16 5BH. Mr Brian Moloney.	Single storey front extension and partly rear first floor extension.
Committee have NO OBJECTION to this application		
EPF/0701/25	7, Bridge Hill, Epping, CM16 4ER. Mr Matthew Ellis.	Part single storey and part two storey rear extension, installation of new window opening to side elevation and relocation of side door.
Committee have NO OBJECTION to this application		
EPF/0769/25	7 Green Trees, Epping, CM16 4QT. Mr MJ Coggins.	TPO/EPF/32/04 (Ref: G1) T1 & T2: Sycamore - Crown reduce to previous points, as specified. T3: Ash - Crown reduce to previous points, as specified.
Committee have NO OBJECTION to this application provided the tree work is carried out under the supervision of the arboricultural officer at EFDC.		

529 PLANNING DECISIONS

Committee **NOTED** the decisions as received from Epping Forest District Council since the date of the previous agenda and up until the date of this agenda.

530 LICENSING CONSULTATION**(i) Vape Shack Epping Ltd.**

An application for a Street Trading Consent at Vape Shack Epping Ltd, Station Yard, Station Approach, Epping, CM16 4HW.

Committee have **NO COMMENT** to make on this application.

(ii) Village Deli 2 192 High Street Epping CM16 4AQ New premises application.

An application for a premises licence at the above location for a Café offering hot and cold food and drink for consumption on and off the premises. the application is for the following

The Sale by Retail of Alcohol Monday to Sunday 08.00 – 20.00pm, On sales only,

The opening times are
Monday to Sunday 08.00 – 20.30pm,

Committee have **NO COMMENT** to make on this application.

The Chairman closed the meeting at **7.53pm**.

Signature of Chairman

Date