

MINUTES of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. Johns Road, Epping on **Tuesday, 13th May 2025** at **7.15pm**.

PRESENT: Cllr N Avey (Chairman)
Cllr C McCredie (Mayor - *ex officio*)
Cllr C Burgess
Cllr R Sharif
Cllr M Wright (Vice Chairman)

OFFICERS: Beverley Rumsey (Town Clerk)

542 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr G Scruton.

543 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.

544 DISPENSATIONS

There were no dispensations.

545 CONFIRMATION OF MINUTES

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 22nd April 2025 be signed by the Chairman as a true record.

546 PUBLIC QUESTIONS OR COMMENTS

There were no public questions or comments.

547 NOTICES AND INFORMATION

To receive any notices or information that the Chairman may wish to lay before Committee.

TPO/EPF/05/25 - Redgrove House, Stonards Hill, Epping, Essex CM16 4QQ (Attached)
A Tree Preservation Order has been put in place for Redgrove House.

Committee have **NOTED** the TPO as attached.

548 PLANNING APPLICATIONS

EPF/0641/25	21D, Ivy Chimneys, Epping, CM16 4EL. Mr Bryan.	Erection of one detached residential dwelling including parking, landscaping, drainage and associated infrastructure.
Committee have NO OBJECTION to this application.		
EPF/0728/25	58, Hemnall Street, Epping, CM16 4LU. N Goodey.	Removal of existing rear single storey ground floor extension. Proposed two storey side extension with pitched roof.
Committee have NO OBJECTION to this application.		
EPF/0731/25	50, Tower Road, Epping, CM16 5EN. Mr Richard Morrall.	Single storey rear extension, front infill extension.
Committee have NO OBJECTION to this application.		
EPF/0745/25	Forest Lodge, Wood Mead, Epping, CM16 6TD. Mr Paul Jackman.	External alterations/repairs including construction of detached three bay garage/store, changes to boundary treatments and landscaping.
Committee have NO OBJECTION to this application provided the work is carried out under the supervision of the conservation officer at EFDC.		
EPF/0777/25	23, Bower Hill, Epping, CM16 7AL. Jost Property LTD.	Front, rear, side and loft extensions.
Committee have NO OBJECTION to this application		
EPF/0797/25	8, Lynceley Grange, Epping, CM16 6RA. Mr & Mrs Barker.	Roof extension to facilitate a loft conversion and front ground floor extension to entrance.
Committee have NO OBJECTION to this application, but would suggest that the design of the dormers does not impact positively on the street scene. Council request that the dormers are designed in such a way as to not detract from the character of this urban area and street scene. Relevant policies: EFDC Local Plan 2011-2033, Part One: Policy DM9A (i) & (ii), D, E. National Planning Policy Framework December 2024: 210 (c)..		
EPF/0770/25	Coopersale House, Houblons Hill, Coopersale, Epping, CM16 7QL. Mrs I Margetson- Rushmore & Mr J Eaton.	TPO/EPF/31/91 (Ref: G3) T1: Poplar - Removal of one lateral branch over utility cable, as specified. Selective prune of second lateral branch away from overhead cables by up to 1.5m, as specified. T2: Sycamore - Selective prune of lateral branches away.
Committee have NO OBJECTION to this application provided the tree work is carried out under the supervision of the arboricultural officer at EFDC.		
EPF/0834/25	6, The Maltings, Palmers Hill, Epping, CM16 6SG T Space Architects.	Replacement of conservatory with side extension, and internal remodelling to basement and ground floors.
Committee OBJECT to this application. Committee do not support the loss of the conservatory which is part of the historic fabric of the building. The design of the proposed extension is far too modern and incongruous for the historic building and detracts rather than adds to the host dwelling. The conversion of the basement may impact the fabric of the historic building in terms of drainage/damp		

depending on the nature of the conversion and materials used. Any works to this building should be undertaken under the supervision of the conservation officer at EFDC.

Relevant policies: EFDC Local Plan 2011-2033, Part One: Policy DM7, B E & F. DM12.

National Planning Policy Framework December 2024: 212, 213 (a).

EPF/0846/25	6, The Maltings, Palmers Hill, Epping, CM16 6SG. T Space Architects.	Grade II listed building consent for replacement of conservatory with side extension, and internal remodelling to basement and ground floors.
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Committee **OBJECT** to this application.

Committee do not support the loss of the conservatory which is part of the historic fabric of the building. The design of the proposed extension is far too modern and incongruous for the historic building and detracts rather than adds to the host dwelling. The conversion of the basement may impact the fabric of the historic building in terms of drainage/damp depending on the nature of the conversion and materials used. Any works to this building should be undertaken under the supervision of the conservation officer at EFDC.

Relevant policies: EFDC Local Plan 2011-2033, Part One: Policy DM7, B E & F. DM12.

National Planning Policy Framework December 2024: 212, 213 (a).

549 OTHERS

EPF/0683/25	32, Tower Road, Epping, CM16 5EN. Mr K Kersey.	Prior approval Part 1 Class A.1(ea): Larger home extension.
Committee have NO COMMENTS on this application.		

550 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.

The Chairman closed the meeting at **7.41pm**.

Signature of Chairman

Date