

MINUTES of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. Johns Road, Epping on **Tuesday, 12th August 2025 at 7.15pm.**

PRESENT: Cllr M Wright (Vice Chairman)
Cllr C McCredie
Cllr G Scruton

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

IN ATTENDANCE: One member of the press was present.

129 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr N Avey (Chairman) and Cllr C Burgess. In the absence of the Chairman, the meeting was chaired by the Vice Chairman (Cllr M Wright)

130 DECLARATIONS OF INTEREST

Cllr C McCredie declared a non pecuniary interest in EPF/1299/25 as the applicant is known to them.

131 DISPENSATIONS

There were no dispensations.

132 CONFIRMATION OF MINUTES

Committee **RESOLVED** that:

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

133 PUBLIC QUESTIONS OR COMMENTS

There were no questions or comments.

134 NOTICES AND INFORMATION

There were no notices and information.

135 PLANNING APPLICATIONS

EPF/1299/25	74, Charles Street, Epping, CM16 7AX Richard Bertoli.	Proposed two storey extension, replacement bay window canopy & new porch.
Committee have NO OBJECTION to this application.		
EPF/1327/25	23, Bower Hill, Epping, CM16 7AL. Jost Property LTD.	Front, rear, side and loft extensions.
Committee have NO OBJECTION to this application.		

EPF/1357/25	16A, Western Avenue, Epping, CM16 4JR. Mr and Mrs Ayvaz.	Two storey side/ front extension with associated roof alterations.
Committee have NO OBJECTION to this application.		
EPF/1050/25	3, Maltings Lane, Epping, CM16 6SB. Mr Chris Doyle.	TPO/EPF/07/98 T32: Birch - Fell and replace, 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, and if it is necessary to fell the tree that the same species of tree is planted.		
EPF/1434/25	3, Maltings Lane, Epping, CM16 6SB. Mr Chris Doyle.	TPO/EPF/07/98 T30 & T31: Horse Chestnut - Repollard 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.		
EPF/1435/25	Kippen, Kendal Avenue, Epping, CM16 4PW. Mrs J Guaquiere.	TPO/EPF/21/93 (Ref: T28) T1: Lime - Crown reduce to previous pruning points, as specified. NB: The permitted specification of works is detailed in the conditions.
Committee have NO OBJECTION to this application provided the tree work is carried out under the supervision of the arboricultural officer at EFDC.		
EPF/1365/25	7-9, Thornwood Road, Epping, CM16 6SY. G Burrows and K Bambury.	Proposed rear single storey extension with roof lantern following removal of existing conservatory and proposed vehicle crossover and dropped kerb.
Committee have NO OBJECTION to this application.		
EPF/1460/25	St Alban Church Hall, Coopersale Common, Coopersale, Epping CM16 7QT. Casey Tree Services.	TPO/EPF/03/85 (T2, T1) T1: Oak - Crown reduce on side of building by up to 3m, as specified. T2: Ash - Crown reduce on side of building by up to 3m, as specified. NB: The permitted specification of works is detailed in the conditions.
Committee have NO OBJECTION to this application provided the tree work is carried out under the supervision of the arboricultural officer at EFDC.		
EPF/1507/25	7, Theydon Place, Epping, CM16 4NH. Becker Tree Contracts Ltd.	TPO/EPF/28/08 Ref: T18, T19, T20, T21, T24) T1-5: Lime - Crown reduce height to previous points, as specified. Crown lift by up to to 6m from ground, as specified. T6: Lime - Crown reduce height by up to 2.5m and spread by up to 2m, as specified. NB: The permitted specification of works is detailed in the conditions.
Committee have NO OBJECTION to this application provided the tree work is carried out under the supervision of the arboricultural officer at EFDC.		

136 APPEALS

AP-13522 (EPF/0524/25)	11, Kendal Avenue, Epping, CM16 4PW. Mr Martin Shipp.	Retrospective application for outbuilding.
Decision taken by P&GP Committee - 22nd April 2025 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.		

Committee have NOTED the appeal and have no further comments to make on this application.

137 PLANNING DECISIONS

Committee **NOTED** that no planning decisions had been received from Epping Forest District Council for this period.

The Chairman closed the meeting at **7.44pm**.

Signature of Chairman

Date