

MINUTES of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. Johns Road, Epping on **Tuesday, 26th August 2025 at 6.00pm.**

PRESENT: Cllr N Avey (Chairman)
Cllr M Wright (Vice Chairman)
Cllr C McCredie
Cllr C Burgess

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

IN ATTENDANCE: One member of the press, and one member of the public were present.

157 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr G Scruton.

158 DECLARATIONS OF INTEREST

There were no declarations of interest.

159 DISPENSATIONS

There were no dispensations.

160 CONFIRMATION OF MINUTES

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 12th August 2025 be signed by the Chairman as a true record.

161 PUBLIC QUESTIONS OR COMMENTS

There were no public questions or comments.

162 NOTICES AND INFORMATION

Cllr N Avey (Chairman) informed the committee that at the 7.15pm meeting with K LW Planning for 'Old Pastures' was for pre-application Information only.

163 PLANNING APPLICATIONS

EPF/1473/25	Spencer Close, The Plain, Epping, CM16 6TN PAHT.	Variation of conditions 2, 8 and 9 of EPF/0591/24 (Erection of building and plant room, alterations and improvements to North Bungalow to provide Community Diagnostic Centre; Reorganisation of car park and provision of drop off parking area and ambulance / disabled parking; gas store; cycle store; landscaping; lighting; photo-voltaic
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		system on roof areas; external roof top plant and ancillary works/infrastructure).
Committee have NO OBJECTION to this application.		
EPF/1516/25	89, High Street, Epping, CM16 4BD. Mr Mahen Sriskandarajah.	Addition of a Hot Food Takeaway Use (Sui Generis) alongside Existing Class E(b) Restaurant Use and Installation of Rear Flue Ventilation System.
Committee have NO OBJECTION to this application.		
EPF/1445/25	8, Hartland Road, Epping, CM16 4PE. Ms E Davis.	Single storey rear extension with roof lantern. Internal layout changes.
Committee have NO OBJECTION to this application.		
EPF/1524/25	14, Wood Mead, Epping, CM16 6TD. Mr and Mrs T Phillips.	Proposed single storey rear extension with monopitch tiled roof with rooflights.
Committee have NO OBJECTION to this application.		
EPF/1539/25	23, Ivy Chimneys Road, CM16 4EL. Ms Vandana Jyoti.	Replace the existing boundary fence with retaining wall and boundary wall & proposal of a new shower room.
Committee have NO OBJECTION to this application, provided the work is carried out to ensure the correct distance from the boundary wall is adhered to and there is no damage caused to the trees and bushes on the neighbouring recreation ground. The tree work should be carried out under the supervision of the arboricultural officer at EFDC		
EPF/1532/25	Revival Court, Half Moon Lane, Epping, CM16 4AH Roisin Mahoney.	TPO/EPF/69/10 T1: London Plane - Crown reduce by up to 2m, as specified. T2: Alder - Crown reduce height by up to 1.5m, as specified. Crown reduce growth away from building by up to 1m, as specified. T3: Birch - Crown reduce height by up to 0.5m, as specified. Crown reduce growth away from building by up to 1m, 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/1607/25	91, Centre Drive, Epping, CM16 4JD. Luke Davison.	TPO/EPF/25/93 (Ref: T4) T1: Ash - Selective prune of overhanging branches by up to 3m, 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/1543/25	1, The Drummonds, Epping, CM16 4PJ. Mrs N Spencer.	Variation of Condition 2 'Plan numbers' of EPF/0657/24 (Conversion of the existing two storey dwelling house into a block of three flats. The scheme would provide three no. two-bed units).
Committee have NO OBJECTION to this application.		
EPF/1596/25	61, Centre Drive, Epping, CM16 4JF. Mrs R Sewell. (Executor)	Retrospective application for replacement of outbuilding with attached garage and monopitch roof.
Committee have NO OBJECTION to this application.		

EPF/1603/25	20, Bower Hill, Epping, CM16 7AD. J Massingham and G Gilligan.	Raising walls and roof level of existing rear extension. Removal of side window. Installation of new door and rooflight.
Committee have NO OBJECTION to this application.		
EPF/1616/25	12, Brickfield Road, Coopersale, Epping, CM16 7QX Everglade New Homes.	Application for extending two number existing crossovers to comply with new development.
Committee have NO OBJECTION to this application.		

164 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 NO OBJECTION to this application.		

Committee NOTED the appeal.

165 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 **6.40pm**.

***B Rumsey took the meeting for Agenda numbers 1-5, J Lewis took the meeting for Agenda items 6-9.**

Signature of Chairman

Date