

MINUTES of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. Johns Road, Epping on **Tuesday, 9th September 2025 at 7.15pm.**

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

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

166 APOLOGIES FOR ABSENCE

No apologies for absence were received.

167 DECLARATIONS OF INTEREST

There were no declarations of interest

168 DISPENSATIONS

There were no dispensations.

169 CONFIRMATION OF MINUTES

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 26th August 2025 be signed by the Chairman as a true record.

170 PUBLIC QUESTIONS OR COMMENTS

There was one member of the press present.

171 NOTICES AND INFORMATION

PROPOSED BASE STATION UPGRADE AT THEYDON BOIS, GARDENERS FARM, STEWARDS GREEN ROAD, EPPING, CM16 7PF (NGRs: E 546390 / N 200292)

Committee have no comments to make.

172 PLANNING APPLICATIONS

EPF/1655/25	The Old Rectory, Coopersale Common, Coopersale, CM16 7NU Mr & Mrs Balasuriya.	Construction of a tennis court together with perimeter fencing and landscaping. (Amended scheme to EPF/0055/25).
Committee have NO OBJECTION to this application.		

EPF/1673/25	156, High Street, Epping, CM16 4AQ. BCO Enterprises Ltd	Alteration to existing shop front, including replacing the two vertical glazed openings with a single, larger opening.
Committee have NO OBJECTION to this application.		
EPF/1668/25	33, Chapel Road, Epping, CM16 5DS Mr & Mrs Beard.	Demolition of existing garage and rear conservatories. Erection of new garage with first floor guest bedroom. Erection of 2 storey rear extension, conversion of basement into habitable rooms and other internal changes.
Committee have NO OBJECTION to this application.		
EPF/1669/25	31, Severns Field, Epping, CM16 5AP. Mr G Burgess.	TPO/EPF/03/84 T1: London Plane - 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.		
EPF/1683/25	19 Theydon Place, Epping, CM16 4NH. Mr D Wright.	TPO/EPF/32/08 (Ref: T2) T1: Horse Chestnut - Crown reduce height by up to 4m, as specified. Reduce lateral branches by up to 2m, 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/1694/25	1 Lower Bury Walk, Lower Bury Lane, Epping, CM16 5BE. Mr Tony Field.	TPO/EPF/08/07 T5: Willow - Crown reduce 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.		

173 OTHERS

EPF/1702/25	Saint Albans Church Hall, Coopersale Common, Coopersale, Epping, CM16 7QT. AVA Capitol.	Approval of Details Reserved by Conditions 3, 7, 8, 12, 14 & 15 for EPF/1369/24 (Grade II listed building consent for change of use from community use (Class F1) to one residential dwelling (Class C3), incorporating refurbishment works, plus removal of existing outbuilding and fencing and construction of single storey extension.).
Committee have NO OBJECTION to this application provided the work is carried out under the supervision of the conservation officer at EFDC.		

174 APPEALS

AP-13529 EPF/0506/25.	The Pines, Kendal Avenue, Epping, CM16 4PW.	Variation to Condition 2 of EPF/2122/20. (A new detached four bedroom house to the rear of the site, including a raised driveway and a detached garage.)
Decision taken by P&GP committee - 8th April 2025 Whilst Committee have NO OBJECTION , they STRONGLY OBJECTED to the original application that this condition relates to, and have concerns over further variations, in terms of overbearing height, on the overdevelopment of this site.		

Committee NOTED the appeal.

175 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 **7.37pm**.

Signature of Chairman

Date