

MINUTES of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. Johns Road, Epping on **Tuesday, 14th October 2025 at 7.15pm.**

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

OFFICERS: Jo-Ann Lewis (Planning, Market & Events Officer)

IN ATTENDANCE: One member of the press was present.
The Town Clerk Beverley Rumsey was present.

214 APOLOGIES FOR ABSENCE

No apologies for absence were received.

215 DECLARATIONS OF INTEREST

There were no declarations of interest.

216 DISPENSATIONS

There were no dispensations.

217 CONFIRMATION OF MINUTES

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 23rd September 2025 be signed by the Chairman as a true record.

218 PUBLIC QUESTIONS OR COMMENTS

There were no public questions or comments.

219 NOTICES AND INFORMATION

There were no notices and information.

220 PLANNING APPLICATIONS

EPF/1906/25	28, Station Road, Epping, CM16 4HN Chloe Bryant-Dunn	Demolition of the existing conservatory and the construction of part single storey and part two storey extensions to the front and rear. Hip to gable loft conversion with rear dormer.
Committee have NO OBJECTION to this application		
EPF/1650/25	232-234 Simon Campion Court, High Street, Epping, CM16 4AU	Change of use from E(a) Display or retail sale of goods to E(c)(ii) Professional Services and condenser units to rear elevation.

	FMGH Ltd	
Committee have NO OBJECTION to this application		
EPF/1938/25	232-234 Simon Campion Court, High Street, Epping, CM16 4AU FMGH Ltd	Advertisement consent for changes to Shopfront (front and side) signage including new lighting.
Committee have NO OBJECTION to this application		
EPF/1998/25	108-110, High Street, Epping, CM16 4AF Mr Khawaja	Variation of Condition 2 Plan numbers of EPF/0384/24 (Reversion of house into two separate dwellings with small extension to rear).
Committee have NO OBJECTION to this application provided the work is carried out under the supervision of the conservation officer at EFDC.		
EPF/1987/25	108-110, High Street, Epping, CM16 4AF Mr Khawaja	Grade II Listed building consent for alteration to rear extension instead of single storey rear extension approved under EPF/0384/24 and EPF/0386/24.
Committee have NO OBJECTION to this application provided the work is carried out under the supervision of the conservation officer at EFDC.		
EPF/1697/25	Mill House Farm, Theydon Road, Epping, CM16 4DL Mr M Phillips	Demolition of the existing house and associated outbuildings. Retention of existing front elevation. Erection of replacement dwellinghouse with associated garage/outbuilding and works.
Committee have NO OBJECTION to this application		
EPF/1942/25	287, High Street, Epping, CM16 4DA Capital Investment Ventures Ltd	Construction of a three-storey building to accommodate 3 no. 2 bed residential units with individual landscaped gardens and associated works.
Committee OBJECT to this application. This is an overdevelopment of the site, both in size and height, which will result in a loss of amenity and privacy to the neighbouring properties and businesses in the vicinity. The limiting narrow access to the site would mean that traffic would be exiting and entering on to or from a busy high road, with an increase of pedestrians adding to the impact and safety on busy market days. The need for waste and delivery vehicles would also add to the traffic and put further unwanted strain on the area. Relevant policies: EFDC Local Plan 2011-2033, Part One: Policy DM9 A (i) (ii) DM9 D (i) (ii), DM9 I (i) (iii) National Planning Policy Framework December 2024: 115 (B).		
EPF/1976/25	44, Buckingham Road, Epping, CM16 5AG Mr J Harrison	Variation of Condition 2 Plan numbers of EPF/1739/19 (Single storey rear extension part garage conversion).
Committee have NO OBJECTION to this application		
EPF/1983/25	156, High Street, Epping, CM16 4AQ BCO Enterprises LTD	Advertisement consent for non-illuminated fascia letters and hanging sign.
Committee have NO OBJECTION to this application		

EPF/1833/25	1, Bower Vale, Epping, CM16 7AS Mr J Tilbury	Single storey extension to rear and side elevation.
Committee have NO OBJECTION to this application		
EPF/1995/25	Theydon Bower, Flat 1, Bower Hill, Epping, CM16 7AB John Simmons Property Management Ltd	TPO/EPF/01/23 T4: Cedar - Fell and replace, as specified.
Committee OBJECT to this application as no tree report was supplied stating the reason for the felling.		
EPF/1981/25	Theydon Bower, Flat 1, Bower Hill, Epping, CM16 7AB John Simmons Property Management Ltd	TPO/EPF/01/23 T11: Maple - Crown lift by up to 5m from ground, as specified. T34: Alder - Crown reduce by up to 2m, as specified. T35, T36, T37, T48: Cherry - Crown lift by up to 3m from ground, as specified. T38: Oak - Crown lift by up to 3m from ground, as specified. T39, T40 & T41: Lime - Selective prune of overhanging branches by up to 3m, as specified. Crown thin by up to 20%, as specified. T47: Lime - Crown thin by up to 20%, 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/1508/25	Mill House Bakers Villas, Bakers Lane, Epping, CM16 5DQ Bakers Benevolent Society	TPO/EPF/32/00 (Ref: T8, T12, T13, T14) T1: Willow - Crown reduce height and spread by up to 3m, as specified. G2: Horse Chestnut - Crown reduce height and spread by up to 2.5m, 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.		

221 OTHERS

EPF/1886/25	Saint Albans Church Hall, Coopersale Common, Coopersale, Epping, CM16 7QT AVA Capitol	Approval of Details Reserved by Conditions 3, 5 and 7 of EPF/1368/24 (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		
EPF/1663/25	36, Spring Cottage, Lindsey Street, Epping, CM16 6RE Mr Robertson	Certificate of Lawful Development for a proposed side and rear extension.
Committee have NO OBJECTION to this application		

222 CONSULTATION

Planning Consultation - EPF/0863/25 - 30 Bridge Hill and Land to the Rear, Epping, CM16 4ER ** AMENDED RED LINE PLAN RECEIVED.**

Committee have **NO FURTHER** comments to make.

223 APPEALS

AP-13549 EPF/0641/25	21D, Ivy Chimneys, Epping, CM16 4EL	Erection of one detached residential dwelling including parking, landscaping, drainage and associated infrastructure.
Decision taken by P&GP Committee - 13th May 2025 Committee have NO OBJECTION to this application.		

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

224 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 **7.50pm**.

Signature of Chairman

Date