

**MINUTES** of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. Johns Road, Epping on **Tuesday, 27th January 2026** at **7.15pm**.

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

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

**IN ATTENDANCE:** No members of the press or public were present.

**352 APOLOGIES FOR ABSENCE**

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

**353 DECLARATIONS OF INTEREST**

There were no declarations of interest.

**354 DISPENSATIONS**

There were no dispensations.

**355 CONFIRMATION OF MINUTES**

Committee **RESOLVED** that:

**the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 13th January 2026 be signed by the Chairman as a true record.**

**356 PUBLIC QUESTIONS OR COMMENTS**

There were no public questions or comments.

**357 NOTICES AND INFORMATION**

There were no notices and information.

**358 PLANNING APPLICATIONS**

EPF/2574/25	Spencer Close, St Margaret's Hospital, The Plain, Epping, CM16 6TN. PAHT.	Extension to the building, roof top plant, drainage and ancillary works/infrastructure.
Committee have <b>NO OBJECTION</b> to this application.		
EPF/0004/26	Ringinglow, High Road, Epping, CM16 4DQ. Mrs H Shepherd.	Variation of Condition 4 – Pre-commencement demolition of outbuilding of EPF/0906/24 (Demolition of existing conservatory and part demolition of

		rear elevation to create two storey rear extension and 1.5 storey side extension, extension of southeast facing roof to create front entrance porch, refurbishment of existing house and associated landscape works. Demolition of existing out buildings and replacement planting).
Committee <b>OBJECT</b> to the variation of Condition 4 and support the EFDC planning officer's original <b>Condition 4</b> relating to <b>EPF/0906/24</b> .		
EPF/2619/25	15, Bower Hill, Epping, CM16 7AD. Mrs Fola-Alade.	Raising of the roof to form a loft extension with front dormer(s), two-storey rear extension, construction of a front porch, and erection of an ancillary rear annexe to replace the existing outbuilding.
Committee <b>OBJECT</b> to this application, due to the overbearing size of the porch. The size of the porch is not in keeping with the character of the street scene. As there is a proposed loss of trees, Committee would recommend that any tree work is carried out under the supervision of the arboricultural officer at Epping Forest District Council. Replacement of any removed trees is recommended if possible.  <b>Relevant policies:</b> EFDC Local Plan 2011-2033 Part One: DM9: D, (VI) DM9 E.		
EPF/2620/25	7, Theydon Grove, Epping, CM16 4PU. Mr R Rosenberg.	TPO/EPF/12/01 T1 & T2: Sycamore - Crown reduce by up to 2m, as specified.
Committee have <b>NO OBJECTION</b> to this application, provided all work is carried out under the supervision of the arboricultural officer at Epping Forest District Council.		
EPF/0052/26	Pine View Manor, Hartland Road, Epping, CM16 4PB. Tamlá Trees Ltd.	TPO/EPF/05/84 (Ref: T2) T1: Oak - Crown reduce to previous points, as specified.
Committee have <b>NO OBJECTION</b> to this application, provided all work is carried out under the supervision of the arboricultural officer at Epping Forest District Council.		

**359 APPEALS**

To consider the following Notices of Appeal as received from Epping Forest District Council.

<b>AP-13600</b> EPF/1767/24	Ringinglow, High Road, Epping, CM16 4DQ. Mrs H Shepherd.	Demolition of existing conservatory and part demolition of rear elevation to create two storey rear extension and 1.5 storey side extension, extension of south east facing roof to create front entrance porch,
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		refurbishment of existing house and associated landscape works.
<b>Decision taken by P&amp;GP Committee - 24th September 2024</b>		
Whilst committee have <b>NO OBJECTION</b> to this application, they do not support the removal of trees unless there is no alternative and would request that any tree work is carried out under the supervision of the arboricultural officer at EFDC.		
<b>Committee have NO COMMENTS to make.</b>		

**360 PLANNING DECISIONS**

Committee **NOTED** that no planning decisions had been 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 **7.40pm**.

**Signature of Chairman**

**Date**