

MINUTES of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. Johns Road, Epping on **Tuesday, 28th April 2026 at 7.15pm.**

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

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

507 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr C Burgess.

508 DECLARATIONS OF INTEREST

Cllr C McCredie declared a non-pecuniary interest in application EPF/0728/26, as she is known to one of the residents of a neighbouring property.

509 DISPENSATIONS

There were no dispensations.

510 CONFIRMATION OF MINUTES

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 24th March 2026 be signed by the Chairman as a true record.

511 PUBLIC QUESTIONS OR COMMENTS

There were no public questions or comments.

512 NOTICES AND INFORMATION

There were no notices and information.

513 PLANNING APPLICATIONS

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| EPF/0691/26 | 10, Lynceley Grange, Epping, CM16 6RA. Mr I Bedford. | TPO/EPF/04/84 (Ref: T6) T2: Oak - 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. | | |
| EPF/0704/26 | 66A, Bower Hill, Epping, CM16 7AW. Mr Hiam. | Variation of Conditions 2 Plan numbers, 3 Materials, 4 Drainage, 5 Trees, 6 Hard and Soft Landscaping, 7 Driveway and 13 Parking Spaces of EPF/1060/21 (New detached house). |
| Committee have NO OBJECTION to this application provided the tree work is carried out under the supervision of the arboricultural officer at EFDC. | | |

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| EPF/0728/26 | 84, The Plain, Epping, CM16 6TW. Mr C Beller. | Retrospective application for the rebuilding of an existing garden boundary wall, including an increase in height, undertaken to replace and improve the former structure while maintaining its existing alignment and boundary function. |
| Committee have NO OBJECTION to this application. | | |
| EPF/0720/26 | Flat 1, 13 Station Road, Epping, CM16 4HG. Mr J Harris | TPO/EPF/16/82 (Ref: G1) T1 & T2: Holly - 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. | | |

514 APPEALS

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| AP-13640 EPF/2377/ 25 | 171-177, 171-177 High Street, Epping, CM16 4BL | Erection of single storey mansard extension on existing building to provide 1no. additional residential dwelling (Class C3) following demolition of the existing plant room. |
| Decision taken by P&GP Committee - 9th December 2025. | | |
| Committee have NO OBJECTION to this application. | | |
| Committee have NO COMMENTS to make. | | |

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PLANNING DECISIONS

Committee **NOTED** the no decisions were 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 **7.24pm**.

Signature of Chairman

Date