

MINUTES of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. Johns Road, Epping on **Tuesday, 12th May 2026 at 7.15pm.**

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

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

IN ATTENDANCE: One member of the press and one member of the public were present. During the P&GP meeting five members of the public entered in advance of the Annual Council meeting.

516 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr M Wright (Vice Chairman)

517 DECLARATIONS OF INTEREST

There were no declarations of interest.

518 DISPENSATIONS

There were no dispensations.

519 CONFIRMATION OF MINUTES

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 28th April 2026 be signed by the Chairman as a true record.

520 PUBLIC QUESTIONS OR COMMENTS

There were no public questions or comments.

521 NOTICES AND INFORMATION

There were no notices and information.

522 PLANNING APPLICATIONS

EPF/0761/26	43 Bell Common, Epping, CM16 4DY. Chris Ellerbeck.	Loft conversion with hip to gable with rear dormer and 4 rooflights to front.
Committee have NO OBJECTION to this application.		
EPF/0801/26	15, Bower Hill, Epping, CM16 7AD. Mrs Fola-Alade.	Raising of the roof to form a loft extension with front and rear dormer(s), single-storey rear extension and front porch.
Committee have NO OBJECTION to this application.		

EPF/0813/26	57, The Orchards, Epping, CM16 7AT. Mr & Mrs C Head.	Proposed single storey rear and side extensions.
Committee have NO OBJECTION to this application.		
EPF/0789/26	Land adjacent to 42 Highfield Green Epping CM16 5HD. Clare Ashman.	TPO/EPF/26/91 (Ref: G2) T17: Holly - Coppice, as specified. T20: London Plane - Crown lift by up to 5m from roadside, as specified. T24: Group of Ash, Holly, Yew - Cut back from path, as specified. T27: Sycamore - Crown reduce to previous points, as specified.
Committee have NO OBJECTION to this application.		
EPF/0792/26	Land adjacent to 42 Highfield Green Epping CM16 5HD. Clare Ashman.	TPO/EPF/26/91 (Ref: G2) T18: Leyland Cypress - Fell and replace, as specified. T29: 2 x Sycamore - Fell and replace, as specified. T30: Sycamore - Fell and replace, as specified.
Committee would OBJECT to this application on the grounds there is not enough supporting evidence as to why the trees need to be felled, and no plan for where and when replacements will be planted. A resident living on the grounds expressed concern that this application had not been shared to the residents of Highfield Green. This application should be closely monitored by the arboricultural officer at EFDC.		
EPF/0807/26	10, Nicholl Road, Epping, CM16 4HX. Mr & Mrs Spurdle.	Proposed ground floor rear extension.
Committee have NO OBJECTION to this application.		
EPF/0814/26	Stoneleigh, Hemnal Street, Epping, CM16 4LR. Mr M Singh.	Proposed Single Storey Rear Extension, 2 Storey Side Extension, Loft Conversion Including Dormer Window to Rear Elevation & Roof lights to Front & Rear Elevations, Extended First Floor Dormer to Rear and Integral Garage to Front Elevation following removal of existing Garage together with New Driveway and Fence to Side Boundary.
Committee have NO OBJECTION to this application at this time.		

523 OTHERS

EPF/0776/26	28, Rahn Road, Epping, CM16 4JB. Mr L Betts.	Certificate of Lawful Development for proposed outbuilding/garden room.
Committee have NO COMMENTS to make.		
EPF/0781/26	2, Bridge Hill, Epping, CM16 4ER. Mr P Knowles.	Certificate of Lawful Development for proposed outbuilding.
Committee have NO COMMENTS to make.		

524 PLANNING DECISIONS

Committee **NOTED** decisions as received from Epping Forest District Council since the date of the previous agenda and up until the date of this agenda. (Attached)

The Chairman closed the meeting at **7.41pm**.

Signature of Chairman

Date