

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

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

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

99 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr G Scruton.

100 DECLARATIONS OF INTEREST

Cllr C McCredie declared non-pecuniary interests in **EPF/1391/26**, 1 Oak Glade, Coopersale and **EPF/1360/26**, 11 Bury Road, Epping as both residents are known to her.

101 DISPENSATIONS

There were no dispensations.

102 CONFIRMATION OF MINUTES

Committee **RESOLVED** that:

No minutes to receive. Planning & General Purposes meeting on 14th July 2026 was cancelled in accordance with the criteria for low application meetings. Planning councillors' comments were agreed prior to being submitted to Epping Forest District Council.

103 PUBLIC QUESTIONS OR COMMENTS

There were no public questions or comments.

104 NOTICES AND INFORMATION

Renewal of Street Trading License for Clainy's Ltd Fresh Fish.
Committee have **NO OBJECTIONS** or **COMMENTS**.

New application for Vape Shack - Vapes, Vape devices, E-Liquids & soft drinks.
Committee have **NO OBJECTIONS** or **COMMENTS**.

105 PLANNING APPLICATIONS

EPF/1343/26	38, Coopersale Lodge, Coopersale Street, Epping, CM16 7QJ. Mr & Mrs Campbell.	Removal of conservatory and replacement with glazed link. Minor internal and external alterations to rationalise house layout.
Committee have NO OBJECTION to this application provided the work is carried out under the supervision of the conservation officer at EFDC.		

EPF/1346/26	38, Coopersale Lodge, Coopersale Street, Epping, CM16 7QJ. Mr & Mrs Campbell.	Grade II Listed Building Consent for removal of conservatory and replacement with glazed link. Minor internal and external alterations to rationalise house layout.
Committee have NO OBJECTION to this application provided the work is carried out under the supervision of the conservation officer at EFDC.		
EPF/1342/26	Saint Albans Church Hall, Coopersale Common, Coopersale, Epping, CM16 7QT. Mr & Mrs Balasuriya.	Grade II Listed Building Consent for replacement sashes and upgrade of four windows to east and west.
Committee have NO OBJECTION to this application provided any replacement materials match the existing in appearance and specification, and the work is carried out under the supervision of the conservation officer at EFDC.		
EPF/1360/26	11, Bury Road, Epping, CM16 5ET. Mr & Mrs Rowe.	Variation of Condition 2 Plan numbers of EPF/0486/26 (Demolition of existing extensions and garage building, construction of part single, part two storey rear extension, two storey side extension, plus single storey extension to the other side, new front bay window and entrance porch, plus new roof with accommodation within, with associated dormer and roof light windows)
Committee have NO OBJECTION to this application.		
EPF/1368/26	1, Vicarage Road, Coopersale, Epping, CM16 7RB. Mr G Jones.	Single storey rear extension.
Committee have NO OBJECTION to this application.		

106 OTHERS

EPF/1357/26	Eppingdene, Ivy Chimneys, Epping, CM16 4EL. Mr & Mrs A Halford.	Certificate of Lawful Development for existing use of Unit 8 as B2 in excess of 10 years.
Committee have NO COMMENTS to make.		
EPF/1391/26	1, Oak Glade, Coopersale, Epping, CM16 7QP. Emily & Neil Holst.	Certificate of Lawful Development for proposed single storey rear extension.
Committee have NO COMMENTS to make.		

107 APPEALS

AP-13685 EPF/0052/26	84, The Plain, Epping, CM16 6TW. Cihan Beller.	Retrospective application for erection of loft conversion with rear dormer extension, single storey rear extension and front porch extension.
Committee have NO COMMENTS to make.		

108 PLANNING DECISIONS

Committee **NOTED** that 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 **7.38pm**.

Signature of Chairman

Date