

MINUTES of the PLANNING AND GENERAL PURPOSES COMMITTEE MEETING held at Epping Hall, St. Johns Road, Epping on Tuesday, 10th February 2026 at 7.15pm.

PRESENT: Cllr N Avey (Chairman).
Cllr M Wright (Vice 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 was present.
One member of the public was present.

361 APOLOGIES FOR ABSENCE

No apologies for absence were received.

362 DECLARATIONS OF INTEREST

Cllr C McCredie declared a non-pecuniary interest in EPF/2564/25, as the member of the public to make a representation against the application is known to them.

363 DISPENSATIONS

There were no dispensations.

364 CONFIRMATION OF MINUTES

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 27th January 2026 be signed by the Chairman as a true record.

365 PUBLIC QUESTIONS OR COMMENTS

There were no public questions. One member of the public present read an objection for application EPF/2564/25, 33 Chapel Road, the document was previously circulated to the planning committee prior to the meeting.

366 NOTICES AND INFORMATION

There were no notices and information.

367 PLANNING APPLICATIONS

EPF/0094/26	3, Woodberry Down, Epping, CM16 6RJ. Fox Developments.	Variation of Condition 2 Plan numbers of EPF/2389/24 (Demolition of existing dwelling and detached garage. Erection of 4no. four-bedroom dwellings with associated landscaping, private amenity areas, car parking and 3no. new vehicular accesses across the existing footway).
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<p>Committee have NO OBJECTION to this application at this point, however committee would like it to be raised that this is a 'retrospective' application as the properties have been built. Committee feel this is an abuse of planning regulations.</p>		
EPF/0124/26	33, Chapel Road, Epping, CM16 5DS. Mr I Bellis.	Demolition of existing rear conservatories. Erection of lower ground, ground and first floor rear extensions.
<p>Committee STRONGLY OBJECT to this application. This development would result in a loss of amenity to the neighbouring property. This is an overdevelopment of the site and would increase the overall scale of the property to a level not in keeping with the original dwelling and character of Chapel Road.</p>		
<p>Relevant policies: EFDC Local Plan 2011-2033 Part One: Policy DM9 D(II), (VI), DM9 E DM12 A (I) (II), (III), DM12 B DM12 F</p>		
EPF/2054/25	283, High Street, Epping, CM16 4DA. Gandesha Estates Ltd.	Proposed Flatted Development for seven new flats.
<p>Committee STRONGLY OBJECT to this application. This is an overdevelopment of the site, resulting in a cramped form of development, due to its design, size, mass and height, all of which will result in a loss of amenity and privacy to the neighbouring properties and businesses in the vicinity. The height of the design above the front high street shop would appear dominant in this conservation area and to the wider surrounding area. Whilst the site only makes provision for two of the dwellings to have on-site parking, consideration should be given to the increase in commercial traffic from a busy high street in the form of delivery drivers, waste/recycling, that seven dwellings will inevitably need.</p>		
<p>Relevant policies: EFDC Local Plan 2011-2033, Part One: Policy DM9 A (i) (ii) DM9 D (i) (ii), (iv) DM9 I (i) (iii) National Planning Policy Framework December 2024: 115 (B) 118</p>		
EPF/0148/26	30, Garnon Mead, Coopersale, Epping, CM16 7RN. Valentine.	Single-storey rear extension with glazed roof element and partial first-floor extension.
<p>Committee have NO OBJECTION to this application.</p>		
EPF/0160/26	9, Edenparc, Kendal Avenue, Epping, CM16 4PW. Mr J Jennings.	TPO/EPF/21/93 T19: Yew - Crown reduce to previous points, as specified. G3: Yew - Crown reduce to previous pruning points, as specified. Selective prune of overhang to neighbouring property by up to 3m, as specified. T20: Lawson Cypress - Selective prune of stem growing against fence, as specified.
<p>Committee have NO OBJECTION to this application.</p>		
EPF/0165/26	45 Church Hill, Epping, CM16 4RF. Bayfords Tree Care.	TPO/EPF/03/84 (Ref: T5) T1: Oak - Reduce lateral stems overhanging neighbouring property to previous pruning points, as specified.

Committee have NO OBJECTION to this application, provided all work is carried out under the supervision of the arboricultural officer at Epping Forest District Council.		
EPF/0171/26	8, Theydon Place, Epping, CM16 4NH. Mrs Kani.	TPO/EPF/28/08 (Ref: T26 & T27) T1: Beech - Crown reduce height by up to 2m and laterals by up to 1.75m, as specified. T2: Lime - Crown reduce height by up to 2m and laterals by up to 1.75m, as specified.
Committee have NO OBJECTION to this application, provided all work is carried out under the supervision of the arboricultural officer at Epping Forest District Council.		

368 APPEALS

To consider the following Notices of Appeal as received from Epping Forest District Council since the date of the previous agenda and up until the date of this agenda.

AP-13603 (EPF/1833/25)	1, Bower Vale, Epping, CM16 7AS	Single storey extension to rear and side elevation.
Decision taken by P&GP Committee - 14th October 2025		
Committee have NO OBJECTION to this application.		
Committee have NO COMMENTS to make.		

369 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.

Cllr H Pegrum and Cllr Janet Whitehouse entered the chamber at the end of the meeting at 7.52pm and 7.53pm respectively.

The Chairman closed the meeting at **7.54pm**.

Signature of Chairman

Date