

**MINUTES** of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. Johns Road, Epping on **Tuesday, 13th January 2026 at 6.00pm.**

**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:** One member of the press was present.  
One member of the public was present.

### **318 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr N Avey.

### **319 DECLARATIONS OF INTEREST**

Cllr M Wright, Cllr C Burgess, Cllr C McCredie, and Cllr G Scruton declared a non-pecuniary interest in EPF/2498/25, as the applicant is known to them.  
Cllr C McCredie declared a non-pecuniary interest in EPF/2564/25, as the applicant is known to them.

### **320 DISPENSATIONS**

There were no dispensations.

### **321 CONFIRMATION OF MINUTES**

Committee **RESOLVED** that:

**the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 9th December 2026 be signed by the Chairman as a true record.**

### **322 PUBLIC QUESTIONS OR COMMENTS**

There were no public questions, one public comment was submitted via email for application EPF/2455/25, 25 Hemnall Street.

### **323 NOTICES AND INFORMATION**

There were no notices and information.

### **324 PLANNING APPLICATIONS**

EPF/2279/25	4, Station Road, Epping, CM16 4HA. F.Berndes Ltd.	Retrospective application to provide 2 new residential units at first floor. Restaurant and office use at ground floor.
Committee have <b>NO OBJECTION</b> to this application but are disappointed to see another retrospective application.		



EPF/2455/25	25, Hemnall Street, Epping, CM16 4LU. McCarthy Stone and Qualis Group.	Full planning application for the redevelopment of existing Sports Centre and car park to include demolition of existing Sports Centre and erection of Retirement Living apartments (Use Class C3) including associated communal facilities (Use Class C3), new vehicular and pedestrian access from Nicholl Road and new pedestrian access from Hemnall Street, all associated car and cycle parking, servicing, hard and soft landscaping and associated works.
<p>Committee <b>OBJECT</b> to this application. The proposal is an overdevelopment of the site, resulting in a cramped form of development. The visualisation of the proposed apartments show that balconies would be overlooking directly into people's homes. The height of the apartment blocks shown would cause a loss of light to the properties in the neighbouring roads, overall, this would result in a loss of amenity, light and privacy. Parking for the residents does not seem to be adequate, and this will further impact on the surrounding roads.</p> <p><b>Relevant policies:</b> EFDC Local Plan 2011-2033 Part One: DM9: A, D, I (I) (II) (III) (IV)</p>		
EPF/2497/25	7, Simon Campion court, 232-234 High Street, Epping, CM16 4AU. Method Studio Architecture Ltd.	Change of use from E(a) Display or retail sale of goods to E(c)(ii) Professional services.
Committee have <b>NO OBJECTION</b> to this application		
EPF/2521/25	7, Simon Campion court, 232-234 High Street, Epping, CM16 4AU. Redacted.	Advertisement consent for changes to Shopfront (front and side) signage including new lighting.
Committee have <b>NO OBJECTION</b> to this application		
EPF/2404/25	14, The Laurels, Coopersale Street, Epping, CM16 7QJ. Mr Hill.	Side and rear extension, garage roof alterations, front porch, boundary wall and gates.
Committee have <b>NO OBJECTION</b> to this application		
EPF/2466/25	21, Theydon Place, Epping, CM16 4NH. Mr & Mrs M Pearl.	Rear/side extension and part garage conversion with new pitched roof.
Committee have <b>NO OBJECTION</b> to this application		
EPF/2490/25	9A, High Conifers, Lower Bury Lane, Epping, CM16 5HA Mr B Moldon.	Demolition of existing rear conservatory and front carport and replacement with new single storey rear extension and two storey front extension.
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/2498/25	36, Spring Cottage, Lindsey Street, Epping, CM16 6RE. Mr D Robertson.	Single storey infill extension.
Committee have <b>NO OBJECTION</b> to this application provided all work is carried out in keeping with the style of the property and with similar materials used.		
EPF/2533/25	7, Egg Hall, Epping, CM16 6SA. Mr & Mrs Bassi.	Two Storey Side Extension, Utility Extension, Replacing flat front roofs with pitches. (Revised application to EPF/2062/25).
Committee have <b>NO OBJECTION</b> to this application		
EPF/2561/25	Stoneleigh, Hemnall Street, Epping, CM16 4LR. Mr Melap Sing.	Proposed Single Storey Rear Extension, 2 Storey Side Extension, Loft Conversion Including Dormer Window to Rear Elevation & Roof lights to Front Elevation, Extended First Floor Dormer to Rear and Integral Garage to Front Elevation following removal of existing Garage together with New Boundary Wall, railings and Gates to Frontage and Fence to Side Boundary.
Committee have <b>NO OBJECTION</b> to this application		
EPF/2564/25	73, The Black Cottage, Bell Common, Epping, CM16 4DZ. Mr J Furness.	Pitched roof open carport extension to a existing detached garage structure.
Committee have <b>NO OBJECTION</b> to this application.		
EPF/2599/25	11, Highfield Place, Epping, CM16 4DB. Mr & Mrs Langley.	Removal of existing rear conservatory. Proposed single storey side and rear extensions, front entrance canopy. Pitched roof to existing front dormer, part conversion of garage and new vehicle crossover.
Committee have <b>NO OBJECTION</b> to this application.		

**325 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.

The Chairman closed the meeting at **6.50pm**.

**Signature of Chairman**

**Date**