

**MINUTES** of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. Johns Road, Epping on **Tuesday, 13th January 2026 at 7.00pm.**

**PRESENT:** Cllr M Wright (Vice Chairman)  
Cllr C Burgess  
Cllr C McCredie  
Cllr G Scruton

**OFFICERS:** Beverley Rumsey (Town Clerk)  
Jo-Ann Lewis (Planning, Market & Events Officer)

**IN ATTENDANCE:** One member of the press was present.  
Ten members of the public were present.  
Cllr Jon Whitehouse, Cllr L Burrows, Cllr Janet Whitehouse,  
Cllr H Whitbread.

### **326 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Cllr N Avey.

### **327 DECLARATIONS OF INTEREST**

There were no declarations of interest.

### **328 DISPENSATIONS**

There were no dispensations.

### **329 NOTICES AND INFORMATION**

There were no notices and information.

### **330 PUBLIC QUESTIONS OR COMMENTS**

Public questions and comments were heard under the relevant planning application, and are attached as **Appendix 1**.

### **331 PLANNING APPLICATIONS**

EPF/1696/25	Russell Cottage, Coopersale Hall, Fluxs Lane, Epping, CM16 7PE KS Town Planning.	Permission in principle for residential redevelopment of existing property - smaller scheme - 3 larger or 5 smaller dwellings.
Committee <b>STRONGLY OBJECT</b> to this application. This is a speculative application, with briefing notes showing inconsistencies. Entrance to the site is via Fluxs Lane, a very narrow road with no pavement for pedestrians and no street lighting. Fluxs Lane is a busy road and is home to Coopersale Hall School which has recently expanded from primary to secondary school, Epping Golf Course, several industrial units, and a scout hut, which sees children walking from surrounding roads to attend. The junction of Brook Road, Stewards Green Road, Bower Hill and Fluxs Lane is already very difficult to cross. SEMPA will also see an additional road added for entry to 400 plus houses to be built in the very near future. This whole area is		

already at saturation point for traffic and travel, adding more houses to another site would compound this. Residents have also raised the issue of road flooding in the area and overflowing drains in the autumn/winter months. The highway safety for all road users, pedestrian and vehicular, needs thorough consideration before another housing site is considered to be needed in this area.

**Relevant policies:**

EFDC Local Plan 2011-2033 Part One: DM3 DM15

NPPF Para 5: 75

EPF/1691/25	Russell Cottage, Coopersale Hall, Fluxs Lane, Epping, CM16 7PE KS Town Planning	Permission in principle for residential redevelopment of existing property - larger scheme - 5 larger or 9 smaller dwellings.
-------------	---	---

Committee **STRONGLY OBJECT** to this application. This is a speculative application, with briefing notes showing inconsistencies. Entrance to the site is via Fluxs Lane, a very narrow road with no pavement for pedestrians and no street lighting. Fluxs Lane is a busy road and is home to Coopersale Hall School which has recently expanded from primary to secondary school, Epping Golf Course, several industrial units, and a scout hut, which sees children walking from surrounding roads to attend. The junction of Brook Road, Stewards Green Road, Bower Hill and Fluxs Lane is already very difficult to cross. SEMPA will also see an additional road added for entry to 400 plus houses to be built in the very near future. This whole area is already at saturation point for traffic and travel, adding more houses to another site would compound this. Residents have also raised the issue of road flooding in the area and overflowing drains in the autumn/winter months. The highway safety for all road users, pedestrian and vehicular, needs thorough consideration before another housing site is considered to be needed in this area.

**Relevant policies:**

EFDC Local Plan 2011-2033 Part One: DM3 DM15

NPPF Para 5: 75

EPF/2477/25	Land east of Stonards Hill, Epping, Essex. Croudace Homes	Construction of up to 80 new homes with associated car parking and amenity space, new vehicular access from Stonards Hill, provision of attenuation features, a play area, green infrastructure, paths within the site and cyclist and pedestrian links.
-------------	--	--

Committee **STRONGLY OBJECT** to this application. The proposal is an inappropriate development in what currently is classed as Green Belt. The resulting harm to the landscape, accessibility and local infrastructure is not outweighed by the suggested benefits of this new development. This site makes an important contribution to the setting and historical character of this historic town of Epping, which is surrounded by ancient woodland and rural landscapes. These areas need to be preserved for the environment and future generations. The development of this site would impact the neighbouring ancient woodland, upsetting the biodiversity and wildlife in the area. The plans for the main vehicular entrance would mean entering via Stonards Hill, a semi-rural road with no footpath that currently has a 60mph speed limit. Large vehicles and HGVs would have to encroach on to the other side of the road in order to enter the site entrance. This would cause danger to oncoming traffic in both directions. The plan for 80 homes would generate a lot of traffic, the supporting documents understate the daily traffic needs, not only with residents' vehicles, but the extra traffic that delivery vans, refuse trucks and service vehicles

would bring. The site is not allocated for development in the adopted Local Plan, and the proposal fails to comply with key requirements, such as enhancing the natural landscape. The Local Plan exists to allocate sites for development. This site has already been excluded following detailed assessment.

**Relevant policies:**

EFDC Local Plan 2011-2033 Part One: T1 B, C, E(1) DM1 B, C, F, G, H DM3 A, B  
DM4 A, B DM6 B(I) (II) DM21 B DM22 A  
NPPF 13 Para 142, 143, 150

The Chairman closed the meeting at **7.57pm**.

**Signature of Chairman**

**Date**