



EPPING TOWN COUNCIL

EPPING HALL, ST JOHNS RD, EPPING, ESSEX CM16 5JU

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TO ALL MEMBERS of the PLANNING AND GENERAL PURPOSES COMMITTEE

Cllr N Avey (Chairman)
Cllr C Burgess
Cllr C McCredie

Cllr G Scruton
Cllr M Wright (Vice Chairman)

You are hereby summoned to attend a meeting of the **PLANNING AND GENERAL PURPOSES COMMITTEE** to be held in the **Main Hall, Epping Hall, St Johns Road, Epping** on **Tuesday, 22nd September 2026** at **7.15pm** for the purpose of transacting the business as set out in the agenda below.

Beverley Rumsey
Town Clerk
16th September 2026

A G E N D A

1 APOLOGIES FOR ABSENCE

To receive any apologies for absence.

2 DECLARATIONS OF INTEREST

Members are invited to declare disclosable pecuniary interests and other interests, along with the nature of those interests, in relation to any item on this agenda.

3 DISPENSATIONS

To receive requests for dispensations from members concerning any item of business on this agenda.

4 CONFIRMATION OF MINUTES

To approve as a correct record and sign the Minutes for the meeting held on 8th September 2026. (Attached)

5 PUBLIC QUESTIONS OR COMMENTS

To receive any questions or comments relating to planning matters from members of the public present at the meeting, or which have been received in writing in advance of the meeting.

6 NOTICES AND INFORMATION

To receive any notices or information that the Chairman may wish to lay before Committee.

New Premises application at Olive Kitchen 67 High Street Epping Essex CM16 4BA.
A café providing breakfast and lunch to include the licensable activity. **(Attached)**

7 PLANNING APPLICATIONS

To consider the following Planning and Tree applications as received from Epping Forest District Council since the date of the previous agenda and up until the date of this agenda:

EPF/1737/26	Land at Epping East, North of Steward Green Road and East of the Orchards, Epping, CM16. Carter Jonas LLP.	Outline planning application (with all matters reserved except primary vehicular accesses to the public highway) for a residential-led mixed-use development comprising up to 400 dwellings (Use Class C3), a care home (up to 80 beds, Use Class C2), elderly extra care/assisted living (up to 80 dwellings, Use Class C2 and/or C3), and a local centre, comprising a mixture of complimentary uses, including residential accommodation, local retail, and early years provision (Use Classes E and F), together with mobility hubs, public open space, public realm amenity space and outdoor play space, including a new Country Park (Suitable Alternative Natural Greenspace (SANG)) and associated landscaping and infrastructure.
EPF/1690/26	69, Centre Drive, Epping, CM16 4JF. Miss B Sprake.	Single storey front extension and first floor rear extension.
EPF/1708/26	7, Maltings Lane, Epping, CM16 6SB. Mr P Claisse.	TPO/EPF/07/98 G3: Lime - Crown reduce to previous points, as specified.

8 PLANNING DECISIONS **(Attached)**

Committee to **NOTE** no decisions have been received from Epping Forest District Council since the date of the previous agenda and up until the date of this agenda.