

**MINUTES** of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. Johns Road, Epping on **Tuesday, 10th June 2025 at 7.15pm.**

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

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

### 39 APOLOGIES FOR ABSENCE

Apologies for absence were received, from Cllr N Avey (Chairman) and Cllr C Burgess.

### 40 DECLARATIONS OF INTEREST

There were no declarations of interest

### 41 DISPENSATIONS

There were no dispensations.

### 42 CONFIRMATION OF MINUTES

Committee **RESOLVED** that:

**the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 27th May 2025 be signed by the Chairman as a true record.**

### 43 PUBLIC QUESTIONS OR COMMENTS

There were three members of the public, and one member of the press present. One member of the public spoke to the committee regarding their objections on application EPF/0863/25 30 Bridge Hill and land to the rear Epping CM16 4ER.

### 44 NOTICES AND INFORMATION

There were no notices or information

### 45 PLANNING APPLICATIONS

EPF/0863/25	30 Bridge Hill and Land to the Rear, Epping, CM16 4ER. Ceres Property.	Demolition of one residential dwelling on Bridge Hill and the construction of nine new dwellings, incorporating new access, parking, landscaping, and pedestrian and cycle connections.
Committee <b>STRONGLY OBJECT</b> to this application. This proposal whilst set on land behind Bridge Hill, is still an overdevelopment of the residential street. This application would have an adverse impact to this street that is already under the strain of heavy through local and school traffic. Committee acknowledge the neighbours' strong objections to this application, and an in person collective representation was heard, with valid safety concerns for both pedestrians and		

road users. This development will be putting further strain on the roads especially with the close proximity to the local school, in Ivy Chimneys. Committee also have safety concerns about the number and size of the houses proposed, this is desperately designed and overcrowded, with disregard to vehicle safety when manoeuvring into and out of the site onto an overused narrow residential road which would be detrimental to highway safety. The road whilst being narrow also has a sharp bend close to the vehicle site access, with provision of over twenty cars on the site the nature of this has potential to cause a danger to pedestrians and passing traffic. Committee also stated that a full Highway and traffic report was not Included in the application plans, and that this should be a high priority.

Relevant policies: Local Plan 2011-2033: DM9 A, DM9 D (ii) and (lii), NPPF 2023 para 109 (A) (B) (C) (D) (F) 115 (B) 117 .(C)

[Epping Town Council confirm they will support their objection at any relevant meeting, in accordance with the new planning procedures.](#)

EPF/0688/25	Hillcrest, Palmers Hill, Epping, CM16 6SF. Mr Brooke Escudier.	Grade II Listed building consent for internal and external refurbishment, landscaping and boundary treatments.
Committee have <b>NO OBJECTION</b> to this application but would refer this application to the conservation officer at EFDC and would request that any work permitted is carried out under their supervision. Committee have concerns over the replacement materials to be used and the metals to be used on the modernised porch.		
EPF/0631/25	Hillcrest, Palmers Hill, Epping, CM16 6SF. Mr Brooke Escudier.	Internal and external refurbishment, landscaping and boundary treatments.
Committee have <b>NO OBJECTION</b> to this application but would refer this application to the conservation officer at EFDC and would request that any work permitted is carried out under their supervision. Committee have concerns over the replacement materials to be used and the metals to be used on the modernised porch.		

#### 46 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 **7.52pm**.

**Signature of Chairman**

**Date**