

MINUTES of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. Johns Road, Epping on **Tuesday, 22nd July 2025** at **7.15pm**.

PRESENT: Cllr N Avey (Chairman)
Cllr M Wright (Vice Chairman)
Cllr C McCredie
Cllr G Scruton

OFFICERS: Beverley Rumsey (Town Clerk)

IN ATTENDANCE: 1 member of the press and 1 member of the public were present.

120 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr C Burgess.

121 DECLARATIONS OF INTEREST

Cllr N Avey declared a non pecuniary interest in EPF/1215/25 as a Ward Councillor for this area, who has been assisting residents with the application for 'Mill Mound Fields' to be registered as an Asset of Community Value.

122 DISPENSATIONS

There were no dispensations.

123 CONFIRMATION OF MINUTES

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 8th July 2025 be signed by the Chairman as a true record.

124 PUBLIC QUESTIONS OR COMMENTS

There was a member of the public present (the applicant) for EPF/1207/25 and EPF/1220/25, 19 Shaftesbury Road and this was dealt with under agenda item 7.

125 NOTICES AND INFORMATION

There were no notices and information.

126 PLANNING APPLICATIONS

As there was a member of the public present for EPF/1207/25 and EPF/1220/25 19 Shaftesbury Road, these were moved to the top of the agenda and the remaining applications followed in order of the agenda.

EPF/1215/25	Land to the South west of Stonards Hill, Epping. Turley	Change of use to the keeping of horses for recreational purposes.
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Committee **STRONGLY OBJECT** to this application.

There are currently 2 footpath applications and an application for this land to be registered as an Asset of Community Value and these are yet to be determined. This land has a very strong evidence base that it has been used by the local community in an uninterrupted manner for far in excess of 20 years. No application for this site should be approved until these legal processes have been completed.

The infrastructure requirements to manage horses is far greater than merely grazing them. Horses are strong, pack animals which would require strong fencing to detain and protect them. The proposed methods of maintaining public safety in a busy residential area, on a site which is widely used and well trodden by the public, are ambiguous and potentially damaging to the character of the area and the animals and public using it.

The applicant does not demonstrate any knowledge of keeping horses and the impact that this will have on both the land and the area. This is an area of considerable natural habitat biodiversity, in terms of flora and fauna. Horses will damage grass, trees, hedgerows and upset the habitats of both the flora and fauna, particularly as they graze selectively and there appears to be no plan of management. This raises serious concerns about both animal and public welfare.

Horses need daily attention which would require regular additional visitors and traffic. The applicant proposes potential structures on site in the form of stabling and fodder, this would further denigrate the land, which is prime Green Belt land.

The applicant has ignored the legal processes already in place surrounding this land and provided insufficient information about this scale and purpose of this operation. The land is widely used by the public for recreational purposes and this proposal would have a detrimental and concerning impact on the wider area in terms of loss of prime green belt land with potentially damaging visual barriers and infrastructure, public safety, animal welfare and drastic loss and harm to habitat biodiversity.

Relevant policies:

EFDC Local Plan 2011-2033 Part One: DM1: A,B, E, F, G, H.

DM4 A(iii), B. DM5 A(i), (ii), (v), B. DM6 B (ii).

NPPF 2024: Paras: 192, 193(c), 195

EFDC Green Infrastructure Strategy 2017

EFDC Open Space Strategy 2017

ETC: Emerging Neighbourhood Plan: Policy 2: Wildlife Corridors

EPF/0232/25	26 Centre Drive, Epping, CM16 4JG Miss C Fitzgerald.	Single storey extension to rear of property. Double storey extension to side to replace existing lean-to. Porch to front of building. Move bedroom and bathroom windows from side to front and back.
Committee have NO OBJECTION to this application.		
EPF/1207/25	19 Shaftesbury Road, Epping. CM16 5BH Mr B Moloney	A single storey front extension forming a new front entrance.
Committee have NO OBJECTION to this application.		

EPF/1220/25	19 Shaftesbury Road, Epping. CM16 5BH Mr B Moloney	Part first floor rear extension with hip pitch roof.
Committee have NO OBJECTION to this application.		
EPF/1346/25	171-177 High Street, Epping, CM16 5BH Rackham Planning Ltd	Proposed change of use from offices (Use Class E) to residential dwellinghouses (Use Class C3) under Class MA of the Town and Country Planning (General Permitted Development) (England) Order 2015 (As Amended) [the GDPO].
Committee OBJECT to this application.		
The proposal is a vast overdevelopment of the site, resulting in cramped properties. This would result in poor amenity for occupiers.		
Relevant policies: EFDC Local Plan 2011-2033 Part One: DM9: A,D, I. DM10.		
EPF/1303/25	47, The Crescent, Epping, CM16 4JG Mr F Baldry	TPO/EPF/34/08 (Ref: A1) T1: Ash - Crown reduce to previous points, as specified.
Committee have NO OBJECTION to this application provided the tree work is carried out under the supervision of the arboricultural officer at EFDC.		
EPF/0688/25	Hillcrest, Palmers Hill, Epping, CM16 6SF. Mr B Escudier	Grade II Listed building consent for internal and external alterations, front porch, summerhouse, pergola, swimming pool, boundary treatment, access gates, and landscaping.
Committee have NO OBJECTION to this application but would refer it 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 and would support the conservation officer's concerns.		

127 OTHERS

EPF/1277/25	16, Chapel Road Epping, CM16 5DS. Simon Lee.	Certificate of Lawful Development for a proposed loft dormer extension.
Committee have no comment to make on this application.		

128 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 **8.01pm**.

Signature of Chairman

Date