

MINUTES of the **EXTRAORDINARY COUNCIL MEETING** Held in the Garden Lounge, Epping Hall, on **Wednesday 5th November 2025 at 5.00pm.**

PRESENT:

Cllr Janet Whitehouse	(Town Mayor)	
Cllr R Sharif	(Deputy Town Mayor)	
Cllr N Avey (Chair of this meeting)		
Cllr C Burgess	Cllr L Burrows	
Cllr C McCredie	Cllr H Pegrum	Cllr H Whitbread
Cllr Jon Whitehouse	Cllr M Wright	

OFFICERS:

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

IN ATTENDANCE: There were 58 members of the public and 1 member of the press present.

252 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr J Duffell and Cllr G Scruton.

253 DECLARATIONS OF INTEREST

There were no declarations of interest.

254 DISPENSATIONS

There were no dispensations.

255 PUBLIC PARTICIPATION – QUESTION TIME

There were many public concerns over the developer potentially not being required to undertake a full Environmental Impact Assessment (EIA) for this site and extreme concerns over the development of the site in general and the cumulative effect with proposed neighbouring developments.

256 LAND NORTH OF STEWARDS GREEN ROAD AND EAST OF THE ORCHARDS, EPPING, CM16

Council discussed the Screening Option application, whereby the developer was requesting a screening option only, rather than undertaking a full Environmental Impact Assessment (EIA).

It was **RESOLVED** that:

- (i) The statutory basis for this item be **NOTED** as the Town and Country Planning Act 1990, s 1, para 8;
- (ii) Epping Town Council would submit a strong objection to this being a Screening Option and the technical reasons why the developer should undertake a full Environmental Impact Assessment (EIA) supporting the Epping Society and local residents; (objection submitted attached as **Appendix 1**)

- (iii) Epping Town Council would look out for further information and the full planning application should one be submitted.

CLOSURE

The Chair of the meeting, Cllr N Avey, closed the meeting at **6.40pm**.

Signature of Chairman

Date