

MINUTES of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. Johns Road, Epping on **Tuesday, 24th February 2026** at **7.15pm**.

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

OFFICER: Beverley Rumsey (Town Clerk)

IN ATTENDANCE: Two members of the public were present.

391 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr C Burgess.

392 DECLARATIONS OF INTEREST

Cllr C McCredie declared a non-pecuniary interest in EPF/0181/26, as the members of the public with objections to the application are known to her.

393 DISPENSATIONS

There were no dispensations.

394 CONFIRMATION OF MINUTES

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 10th February 2026 be signed by the Chairman as a true record.

395 PUBLIC QUESTIONS OR COMMENTS

There were public objections to application EPF/0181/26, Green Acres, Ivy Chimneys, which were heard under item 7, **Planning Applications**.

The Epping Society also submitted a written objection to application EPF/0186/26, 39 Amesbury Close, which was viewed by the planning committee.

396 NOTICES AND INFORMATION

There were no notices and information.

397 PLANNING APPLICATIONS

EPF/0181/26	Green Acres, Ivy Chimneys, Epping CM16 4EL	Construction of 10 no. new dwellings together with dedicated access from Ivy Chimneys road, a noise attenuation bund and fencing and associated development.
Committee OBJECT to this application.		

<p>Committee are concerned about the sequencing of the South Epping Masterplan delivery. This scheme requires alterations to the entrance point/road and a loss of greenery without the delivery of the infrastructure requirements for the South Epping development as a whole.</p> <p>This is already a busy and dangerous location for traffic as the road serves both the congested Theydon Road junction and is a thoroughfare to Ivy Chimneys primary school. Refuse and large vehicles already have to reverse with difficult sight lines. Ten sizable family homes will exacerbate the traffic and decrepit roads before the infrastructure for the rest of the South Epping is delivered. Other ad hoc developments such as that in Bridge Hill all add to these cumulative effects. South Epping should be delivered in its connected entirety, not in piecemeal parts. This is a key element of the Masterplan exercise. Schools and services are already over capacity without additional infrastructure, making this proposal unsustainable. While Committee support family homes, this must be in sustainable locations.</p> <p>Committee would request that consideration is given to whether this scheme contravenes the design codes.</p> <p>The proposal details negative viability which raises concerns over future requirements for affordable housing and S106 contributions.</p> <p>Any development in this location should be properly phased in accordance with Masterplanning requirements.</p> <p>Relevant policies: EFDC Local Plan 2011-2033 Part One: SP2, DM1, DM6C, DM9 B, D (iii), DM16, P1 M Strategic Masterplan Framework & Design Codes S Epping Final April 2025 National Planning Policy Framework Dec 24: Paras 7 & 199</p>		
EPF/0186/26	39, Amesbury Close, Epping, CM16 4JA. Smith.	Two-storey plus loft extension of existing two-storey building to provide additional two residential units.
<p>Committee have NO OBJECTION to this application.</p>		

398 APPLICATION FOR A PREMISES LICENCE (Attached)

Please find attached a copy of a new application from Foamology Ltd for a premises licence at 175 High Street Epping CM16 4BL (formerly Kasha Bar) for the following licensable activities:

The Sale by Retail of Alcohol Monday to Saturday 08.30 – 23.00, Sunday 11.00 – 23.00, on and off sales:

Opening Times are the same as above, Monday to Saturday 08.30-23.00, Sunday 11.00-23.00.

The premises will operate as a small, community-focused café and taproom specialising in Belgian beer produced locally by The Belgian Brewer. During daytime hours, the venue will function primarily as a coffee shop and bottle shop, serving coffee, pastries, and take-away beers, particularly catering to local residents and the nearby Monday market.

In the evenings, the premises will operate as a relaxed social taproom offering draught beer alongside simple food. The venue is designed as a social café-style space rather than a late-night bar, with low-level background music, seated service predominating, and a strong emphasis on responsible drinking and neighbourhood integration.

The consultation period for this application started on **10th February 2026** and ends **9th March 2026**, any representations or comments must be submitted within the time period.

Committee have NO OJECTION to this premises licence application.

399 PLANNING DECISIONS

Committee **NOTED** that no decisions were 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 **7.50pm**.

Signature of Chairman

Date