

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

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

OFFICERS: Jo-Ann Lewis (Planning, Market & Events Officer)

IN ATTENDANCE: No members of the press or public were present.

459 APOLOGIES FOR ABSENCE

No apologies for absence were received.

460 DECLARATIONS OF INTEREST

Cllr C McCredie declared a non-pecuniary interest in EPF/0413/26, as her property backs on to this site. Cllr M Wright declared a non-pecuniary interest in EPF/0454/26, as his property is in the same road.

461 DISPENSATIONS

There were no dispensations.

462 CONFIRMATION OF MINUTES

Committee **RESOLVED** that:

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

Cllr C McCredie stated that P&GP minutes from the 10th February meeting showed an incorrect application number on minute, 362 and 365, the correct application number should have been EPF/0124/26, 33 Chapel Road, Epping CM16 5DS.

463 PUBLIC QUESTIONS OR COMMENTS

There were no public questions or comments.

464 NOTICES AND INFORMATION

There were no notices and information.

465 PLANNING APPLICATIONS

EPF/0453/26	117, High Street, Epping, CM16 4BD. Dental Beauty Partners.	Advertisement consent for 2 non illuminated fascia signs and window vinyl.
Committee have NO OBJECTION to this application.		

EPF/0413/26	7, Warren Field, Epping, CM16 7BA. N Tapley & D Viera.	Removal of existing garage. Proposed side extension with flat roof and roof lantern.
Committee have NO OBJECTION to this application.		
EPF/0422/26	16, Shaftesbury Road, Epping, CM16 5BH. Mr T Wells and Mrs P Virdee-Wells.	Loft conversion with rear facing dormer and two front roof windows.
Committee have NO OBJECTION to this application.		
EPF/0454/26	25, Tower Road, Epping, CM16 5EL. Mr & Mrs Lamb.	Proposed crossover to facilitate car parking at the front of the property.
Committee have NO OBJECTION to this application.		
EPF/0486/26	11, Bury Road, Epping, CM16 5ET. Mr & Mrs Rowe.	Variation of Condition 2 Plan numbers of EPF/2346/24 (Demolition of existing extensions and garage building, construction of part single, part two storey rear extension, two storey side extension, plus single storey extension to the other side, new front bay window and entrance porch, plus new roof with accommodation within, with associated dormer and roof light windows).
Committee have NO OBJECTION to this application.		
EPF/0215/26	28, Lincolns Field, Epping, CM16 5DZ. Mr Greg Armstrong.	Single storey side extension.
Committee were NOT ABLE to consider this application as they were not supplied with 'proposed plans' and would request they are reconsulted properly with adequate plans.		
EPF/0516/26	79, Bell Common, Epping, CM16 4DZ. Mr Luke Wilks.	Alteration to and Enlargement of family dwelling.
Committee have NO OBJECTION to this application as is, but if the Neighbourhood Plan was in place then there would have been grounds to submit an objection.		

466 APPEALS

To consider the following Notices of Appeal as received from Epping Forest District Council since the date of the previous agenda and up until the date of this agenda, and decide if any further action is required.

AP-13618 EPF/1763/25	Land between 10 and 12 Fiddlers Hamlet, Mount Road, Epping, CM16 7PQ	The erection of a self-build three storey detached house.
Decision taken by P&GP Committee – 23rd September 2025 Committee OBJECT to this application. The proposed site for this development is too narrow and small and would constitute overdevelopment. Whilst the plans indicate the building will be set back		

from the neighbouring properties it would still have an overbearing impact, due to the overall size and height, resulting in a loss of amenity, and light. The building would have a negative effect on the street scene, the design is not in keeping with the locally listed neighbouring properties. Development of this site would cause further traffic burden in an area with an already precarious junction.

Relevant policies: Local Plan 2011-2033: DM9 A (i), (ii) and (iii), DM9 D, DM9 I (iii) and (iv) NPPF 2023 para 115 B), 135 A),B),C), 139

Committee NOTED the appeal.

467 PLANNING DECISIONS

Committee **NOTED** that no planning decisions had been received from Epping Forest District Council for this period.

The Chairman closed the meeting at **7.36pm**.

Signature of Chairman

Date