

MINUTES of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. Johns Road, Epping on **Tuesday, 14th April 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: One member of the press was present.

468 APOLOGIES FOR ABSENCE

No apologies for absence were received.

469 DECLARATIONS OF INTEREST

There were no declarations of interest.

470 DISPENSATIONS

There were no dispensations.

471 CONFIRMATION OF MINUTES

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 24th March 2026 be signed by the Chairman as a true record.

472 PUBLIC QUESTIONS OR COMMENTS

There were no public questions or comments.

473 NOTICES AND INFORMATION

There were no notices and information.

474 PLANNING APPLICATIONS

EPF/0580/26	66, Wyldingtreet, The Plain, Epping, CM16 6TW. Mr Shillcock.	Variation of Condition 17 boundary wall of EPF/0736/24 (Demolition of existing property and construction of 3 detached houses).
Committee have NO OBJECTION to this application.		
EPF/0603/26	37, Kings Wood Park, Epping, CM16 6FA. CSG Ushers Ltd.	TPO/EPF/21/08 (Ref: T17) T1: Horse Chestnut - Crown reduce height by up to 1m, as specified. Selective reduction of lateral branches by up to 3m, as specified. Crown lift by up to 4m, 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/0447/26	28, Garnon Mead, Coopersale, Epping, CM16 7RN. Paul Saggars Associates Limited.	Single storey rear and two storey side extensions.
Committee have NO OBJECTION to this application.		
EPF/0582/26	15 Regent Road, Epping, CM16 5DL. ROK Planning.	Prior Approval for change of use of first floor from commercial (Use Class E) to residential (Use Class C3).
Committee have NO OBJECTION to this application.		

475 OTHERS

EPF/0616/26	15, Regent Road, Epping, CM16 5DL. ROK Planning.	Certificate of Lawful Development to confirm proposed works associated with the building fall within use Class E and are therefore within the scope of lawful development.
Committee have NO COMMENTS to make.		
EPF/0606/26	Land east of Stonards Hill, Epping, Essex	Screening Opinion.
Committee would STRONGLY OBJECT to the screening report supplied by the developer. This is another attempt to justify a speculative planning application, on green belt land, this is one of many in the Epping area and is not shown in the local plan. The Site and surrounding area support a host of wildlife and woodland and the long-term environmental damage and effects on the Epping area would be Irrevocable. The screening report is flawed and inaccurate in places, a revised screening report should show the cumulative impacts that this along with planned nearby developments such as SEMPA, Stewards Green Fields and other speculative applications on green/metropolitan belt land will have. These developments will all have a huge impact on Epping’s infrastructure, transport and landscape as a town along with the damage caused to Epping Forest as a whole. Committee would echo the Epping Society’s comments. Committee do not support the developer’s methodology regarding this parcel of land.		

476 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 **7.36pm**.

Signature of Chairman

Date