

MINUTES of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. Johns Road, Epping on **Tuesday, 26th May 2026 at 7.15pm.**

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

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

27 APOLOGIES FOR ABSENCE

No apologies for absence were received.

28 DECLARATIONS OF INTEREST

There were no declarations of interest.

29 DISPENSATIONS

There were no dispensations.

30 CONFIRMATION OF MINUTES

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 12th May 2026 be signed by the Chairman as a true record.

Committee noted that the Minute #510 of 2025/26 should have read 14th April 2026.

31 PUBLIC QUESTIONS OR COMMENTS

There were no public questions or comments.

32 NOTICES AND INFORMATION

There were no notices or information.

33 PLANNING APPLICATIONS

EPF/0854/26	Land North of Coopersale House Houblons Hill Coopersale CM16 7QL. Mr & Mrs Margetson- Rushmore.	Permission in Principle for one residential dwelling.
Committee STRONGLY OBJECT to this application. Committee feel that as this site sits within the green belt area this would impact the surrounding area. There is also a lack of detail in the application, whilst it is a speculative application there is no detail on the size or scale of this 'one residential dwelling'.		

Relevant policies: EFDC Local Plan 2011-2033 Part One: Policy DM4 B		
EPF/0915/26	19, Bury Road, Epping, CM16 5ET. Mr Paul Cooper.	Variation of Condition 2 Plan numbers of EPF/1609/24 (Part single, part double storey rear extension, roof replacement to crown roof with rear dormer and side roof windows, along with alterations to fenestrations).
Committee have NO OBJECTION to this application.		
EPF/0903/26	1, James Street, Epping, CM16 6RR. Mrs J Dulwich.	Loft conversion with Juliet balcony and first floor rear extension including creation of terrace.
Committee STRONGLY OBJECT to this application. The proposals represent overdevelopment of the existing dwelling, and the loft conversion would appear overbearing in relation to the site's footprint. The proposed terrace would result in a loss of amenity and privacy for the neighbouring property. The excessive scale of the rear loft conversion would also harm the rear and side street scene, particularly as this is an end-of-terrace property.		
Relevant policies: EFDC Local Plan 2011-2033 Part One: DM9 D (I) (IV) E (I) (III), (IV)		

34 OTHERS

EPF/0909/26	Forest Lodge, Wood Mead, Epping, CM16 6TD. Mr Paul Jackman.	Approval of Details Reserved by Conditions 3: External finishes, 4: Details of garage doors and 5: Details of boundary wall of EPF/1685/24 (Grade II listed building consent for alterations/repairs including construction of detached three bay garage/store, changes to boundary treatments and landscaping).
Committee have NO COMMENTS to make.		
EPF/0911/26	Forest Lodge, Wood Mead, Epping, CM16 6TD. Mr Paul Jackman.	Approval of Details Reserved by Condition 4: Details of materials of EPF/0745/26 (External alterations/repairs including construction of detached three bay garage/store, changes to boundary treatments and landscaping).
Committee have NO COMMENTS to make.		

35 APPEALS

AP-13656 EPF/1215/25	Land to the South west of Stonards Hill, Epping.	Change of Use to the keeping of horses for recreational purposes.
Committee NOTED the appeal and have NO FURTHER COMMENTS to make.		

36 PLANNING DECISIONS

Committee **NOTED** the 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 **7.32pm**.

Signature of Chairman

Date