

MINUTES of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. Johns Road, Epping on **Tuesday, 23rd June 2026 at 7.15pm.**

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

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

IN ATTENDANCE: One member of the press, four members of the public and Cllr Janet Whitehouse.

71 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr N Avey.

72 DECLARATIONS OF INTEREST

There were no declarations of interest.

73 DISPENSATIONS

There were no dispensations.

74 CONFIRMATION OF MINUTES

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 9th June 2026 be signed by the Chairman as a true record.

75 PUBLIC QUESTIONS OR COMMENTS

There were no public questions or comments.

76 NOTICES AND INFORMATION

There were no notices or information.

77 PLANNING APPLICATIONS

EPF/1057/26	1, Frampton Road, Epping, CM16 6RP. A Plant.	Proposed ground floor and first floor side extensions.
Committee have NO OBJECTION to this application.		
EPF/2401/25	Land South of Ivy Chimneys Road, South Epping. Barwood Development Securities Limited.	Up to 270 dwellings (Use Class C3) including surface water drainage and all other ancillary infrastructure and enabling works, strategic public open space, with vehicular access from the new junction on to Ivy Chimneys Road; all other matters (internal access, layout,

		appearance, scale and landscaping) reserved for subsequent approval
Committee OBJECT to this application in its current form. While the committee acknowledges that the proposal forms part of the South Epping Masterplan and is included in the Local Plan, it requests more detailed information on the infrastructure, open space and design of the new homes on this part of the site. Local schools and doctors' surgeries are already at capacity, so a clear plan should be in place before any further development begins. It has been highlighted by a resident of Ivy Chimneys Road that the current plan shows properties built directly on to the back of their garden without the 'green space' previously promised, at a developer meeting, only a mention of 'garden buffering' is shown on some plans, which was not previously mentioned or explained. Details are lacking on the increase in both resident and ancillary traffic that 270 homes would naturally generate on to Ivy Chimneys Road, a road that is already under strain from local traffic. Relevant policies: EFDC Local Plan 2011-2033, Part One: Policy DM6 A, B (II) DM9 A (I) (II) D, F,H, I (iii) (iv) DM10 C, P1 E.		
EPF/1144/26	11, Bury Road, Epping, CM16 5ET. Mr & Mrs Rowe.	Construction of rear patio with raised planters and steps.
Committee have NO OBJECTION to this application, however they would like the planning officer to monitor the height of the patio, so this does not become an intrusive height to the neighbouring properties.		
EPF/1101/26	Land at Stonards Hill, Epping, CM16. Bowlby Tree services & care.	TPO/EPF/16/86 (Ref: A6, A3) T56, T57, T59: Lime - Fell and replace with Hawthorn, as specified. T17: Sycamore - Fell, as specified. TPO/EPF/12/90 T3: Lime - Fell, as specified.
Committee OBJECT to this application on the grounds there is not enough supporting or visual evidence as to why the trees need to be felled, and why they will be replaced with Hawthorn. This application should be referred to the arboricultural officer at EFDC.		
EPF/1105/26	Land at Stonards Hill, Epping, CM16. Bowlby Tree services & care.	TPO/EPF/16/86 (Ref: A6) T55: Lime - Pollard to 6m height, as specified. T58: Lime - Pollard to 10m height, as specified. TPO/EPF/63/10 (Ref: W3) T5: Lime - Pollard to 10m height, as specified. T10: Cedar - Monolith to 5-8m, as specified. TPO/EPF/21/93 G1, G2: Limes - Crown reduce to previous points, as specified. T25: Lime - Crown reduce to previous points, as specified. TPO/EPF/12/90

		T9: Lime - Crown reduce to previous points, as specified.
Committee have NO OBJECTION to this application, provided all work is carried out under the supervision of the arboricultural officer at EFDC.		
EPF/1129/26	21 Hemnall Street, Epping, CM16 4LU. Mr J French	TPO/EPF/40/03 (Ref: T2) T1: Birch - Reduce limb overhanging neighbouring property by up to 2m, as specified.
Committee have NO OBJECTION to this application.		

78 OTHERS

EPF/1062/26	Best Western The Bell Hotel, High Road, Epping, CM16 4DG. Somani Hotels Limited.	Certificate of Lawful Development for existing use of a hotel to accommodate asylum seekers.
APPLICATION WITHDRAWN PRIOR TO MEETING.		

79 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 **8.07pm**.

Signature of Chairman

Date