

MINUTES of the **PLANNING AND GENERAL PURPOSES COMMITTEE MEETING** held at Epping Hall, St. Johns Road, Epping on **Tuesday, 11th August 2026** at **7.15pm**.

PRESENT: Cllr N Avey (Chairman)
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 and three members of the public.

109 APOLOGIES FOR ABSENCE

No apologies for absence were received.

110 DECLARATIONS OF INTEREST

Cllr C Burgess declared a non-pecuniary interest in application EPF/1417/26, Epping Sports Club, Lower Bury Lane, Epping, as the Rotary Club, of which she is a member, had awarded a grant to the organisation.

111 DISPENSATIONS

There were no dispensations.

112 CONFIRMATION OF MINUTES

Committee **RESOLVED** that:

the minutes of the meeting of the Planning & General Purposes Committee held on Tuesday, 28th July 2026 be signed by the Chairman as a true record.

113 PUBLIC QUESTIONS OR COMMENTS

Comments from a member of the public have been submitted regarding application EPF/1463/26, 35 Church Hill, Epping, this was dealt with under agenda item 7.

114 NOTICES AND INFORMATION

There were no notices or information.

115 PLANNING APPLICATIONS

EPF/0777/26	Woodlea, Parklands, Coopersale, Epping, CM16 7RF. BJM Builders.	Removal of conservatory and replace with single storey rear extension.
Committee have NO OBJECTION to this application.		

EPF/1406/26	2, Wedgewood Close, Epping, CM16 4QD. Mr H Tague.	Single storey flat roof extension with parapet wall and part garage conversion.
Committee have NO OBJECTION to this application.		
EPF/1417/26	Epping Sports Club, Lower Bury Lane, Epping, CM16 5HA. Mr A Sanderson.	Erection of safety netting along the northeast boundary of the cricket club and Lower Bury Lane.
Committee have NO OBJECTION to this application.		
EPF/1463/26	35, Church Hill, Epping, CM16 4RA. R S Designs.	Demolition of existing garage and rear conservatory, construction of single storey side/rear extension, part first floor rear extension, basement extension with light well and relaying front driveway/forecourt along with associated internal alterations.
Committee OBJECT to this application. They consider that the scale, massing and extent of the proposed extension would result in an unacceptable form of development to this historic property in Epping. The current extension plans for the side and rear of the property would still be visible from aspects of the street view and would fail to preserve or enhance the character and appearance of the historic property within the Epping Conservation Area. A resident in attendance raised significant concerns regarding the size and structural safety of the proposed basement extension, particularly due to its close proximity to a private side access road containing underground utility cables and pipes serving three neighbouring properties. Given the potential risk to adjoining infrastructure and neighbouring properties, the Committee suggests that a detailed structural engineer's report be required before the application is determined. The submitted Basement Impact Assessment states that <i>"There is no known information with regards to buried infrastructure in close proximity to the site"</i>; however, the private residents' road is located directly adjacent to the site and is understood to contain relevant underground services. Committee would refer this application for close supervision by the Conservation Officer at EFDC with regard to the impact on the historic property, the Conservation Area, the street scene, and the potential implications for neighbouring infrastructure. Relevant policies: EFDC Local Plan 2011-2033, Part One: Policy DM7 A DM9 E DM12 A (I) (iv) B, C (I) E (I) (II) Epping Town Council Neighbourhood Plan 2023-2033: Policy 12.		

116 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 **7.39pm**.

Signature of Chairman

Date