



# PLANNING AND LICENSING COMMITTEE

Members of the Planning and Licensing Committee  
are summoned to attend a Meeting at 7.30pm on

**Monday 15 May 2023**

at Loughton Town Council Chamber, 1 Buckingham Court, Rectory Lane,  
Loughton, IG10 2QZ

to transact the business shown in the agenda.

**Mark Squire**  
**Town Clerk**  
9 May 2023

**Membership:**  
**Councillor C Davies (Chairman)**  
**Councillor W Kauffman (Vice Chairman)**

Councillors

P Abraham  
J Riley

S Murphy  
G Wiskin

K Rainbow

Note to Councillors:

If you are unable to attend the meeting,  
please phone your apologies to the office on 020 8508 4200.

Members of the public are welcome to appear in person at the meeting to make the case for or against a particular application. However, they **must have pre-registered to speak** by contacting the Council on 020 8508 4200 **no later than 3pm on the day of the meeting**. Speakers whether for or against will each have a maximum of 3 minutes to address the Committee. Under the Council's rules only those registered may speak during the meeting. (See also Appendix B of the Standing Orders for more information)

## AGENDA

- 1 Apologies**  
To RECEIVE any apologies for absence.
- 2 Declarations of interest**  
For Councillors to DECLARE any pecuniary or non-pecuniary interest in any item on the Agenda.
- 3 Confirmation of Minutes**  
To CONFIRM the minutes of the meeting of the Planning and Licensing Committee held on 2 May 2023.
- 4 Matters for Report**  
To REPORT any further significant information on matters which have been previously discussed, in addition to those which may already be included on the Agenda.

### 4.1 Notices of Appeal

- 4.1.1 EPF/1478/22 – 16 Station Road, Loughton, IG10 4NX. Proposal: Proposed replacement dwelling. (Appeal ref no: APP/J1535/W/22/3312511 – Min no PL271.1)**

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000O8zP>

An appeal has been made to the Secretary of State in respect of the above site. The appeal is Against an Enforcement Notice, following the decision of Epping Forest District Council. The appeal is to be determined on the basis of Written Representations and a site visit by an Inspector.

The Committee is asked if it wishes to comment further on the above appeal. The Planning Inspectorate requires all observations by 6 June 2023.

- 4.1.2 EPF/2398/22 – 26 Ladyfields, Loughton, IG10 3RP. Proposal: Erection of new one bedroom, two person, two storey dwelling attached to the existing house. (Appeal ref no: APP/J1535/W/23/3315330 – Min no PL311.1)**

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001UOF5>

An appeal has been made to the Secretary of State in respect of the above site. The appeal is Against an Enforcement Notice, following the decision of Epping Forest District Council. The appeal is to be determined on the basis of Written Representations and a site visit by an Inspector.

The Committee is asked if it wishes to comment further on the above appeal. The Planning Inspectorate requires all observations by 8 June 2023.

5 **Planning Applications**

5.1 **To CONSIDER the planning applications received for the weeks 28 April and 5 May 2023.**

*Members are reminded that when raising an objection to an application, they should also consider whether to confirm in writing their intention to attend and speak at the Area Planning Sub-Committee South where the proposal was to be considered.*

**Application No:** EPF/2834/22

**Officer:** Muhammad Rahman

**Location:** 120 & 122 Valley Hill, Loughton, IG10 3AU

**Proposal:** Demolition of existing two-storey semi-detached property and one-storey structure to create an eight-unit (Flats) Passivhaus development.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001Uvmb>

**Application No:** EPF/0150/23

**Officer:** Caroline Brown

**Location:** 14 Baldwins Hill, Loughton, IG10 1SD

**Proposal:** Demolition of existing conservatory and the construction of a single storey rear extension.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001VDqQ>

**Application No:** EPF/0154/23

**Officer:** Sukhvinder Dhadwar

**Location:** Oaklands House, Oaklands, Warren Hill, Loughton, IG10 4RL

**Proposal:** Remodelling of existing basement and conservatory to the left side of the existing family dwelling.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001VDxG>

**Application No:** EPF/0669/23

**Officer:** Muhammad Rahman

**Location:** Garages at Pyrles Lane, Loughton, IG10 2NW

**Proposal:** Demolition of existing garages and the addition of 3 new 1B2P bungalows, designed to achieve Passivhaus standards, with new 4 no. parking spaces, standalone bin stores to the front of the property and private cycle stores to rears of each house.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001VleO>

**Application No:** EPF/0746/23

**Officer:** Caroline Brown

**Location:** 52 River Way, Loughton, IG10 3LH

**Proposal:** Single storey rear extension.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001VpLW>

**Application No:** EPF/0750/23

**Officer:** Kie Farrell

**Location:** 8 Firs Drive, Loughton, IG10 2SL

**Proposal:** Two storey rear extension & dormer window; Alter front dormer window; Add gable end roof over garage.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001Vpbv>

**Application No:** EPF/0760/23

**Officer:** Stella Sudekum

**Location:** 5 Staples Road, Loughton, IG10 1HP

**Proposal:** Replacement front door and surround.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001Vq5e>

**Application No:** EPF/0767/23

**Officer:** Kie Farrell

**Location:** 14 Brook Road, Loughton, IG10 1BW

**Proposal:** Conversion of loft space into bedroom and bathroom, hipped roof changed to gable end, front and rear dormer windows, 4no. roof windows. Internal ground reconfiguration with 3no. sets of bi-folding doors to rear elevation, replacing existing doors and window.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001VqOr>

**Application No:** EPF/0798/23

**Officer:** Sukhvinder Dhadwar

**Location:** Forest Rise, Debden Road, Loughton, IG10 2NY

**Proposal:** Variation to condition 2 approved drawings on EPF/3476/17 and EPF/2813/20 (Total refurbishment and extensions with outbuilding for guest and swimming pool/gym).

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001Vs7r>

**Application No:** EPF/0800/23

**Officer:** Alastair Prince

**Location:** 22 Coteford Close, Loughton, IG10 2NT

**Proposal:** Proposed single storey side and rear extension including raised rear timber decking. Proposed dropped kerb the width of the application site.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001VsM9>

**Application No:** EPF/0824/23

**Officer:** Mohinder Bagry

**Location:** 8 Avondale Drive, Loughton, IG10 3BZ

**Proposal:** Rear extension with pitched roof and 2 rooflights.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001VyUw>

**Application No:** EPF/0848/23

**Officer:** Loredana Ciavucco

**Location:** 75 Smarts Lane, Loughton, IG10 4BU

**Proposal:** Part single and part 2 storey side extension, part 1st floor rear extension and alterations to existing ground floor rear extension.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001W05K>

**Application No:** EPF/0850/23

**Officer:** Caroline Brown

**Location:** 72 Queens Road, Loughton, IG10 1RS

**Proposal:** Demolition and re-build of front porch and re-modelling of front garden landscape.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001W02g>

**Application No:** EPF/0858/23

**Officer:** Alastair Prince

**Location:** 41 The Lindens, Loughton, IG10 3HS

**Proposal:** Removal of part catslide roof and part flat roof at rear and erection of first floor rear extension.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001W0x1>

**Application No:** EPF/0893/23

**Officer:** Marie-Claire Tovey

**Location:** Debden Security Printing Ltd, Langston Road, Loughton, IG10 3PB

**Proposal:** Western elevation changes - removal of 4no. existing timber external doors and a steel panel with glazed section - replaced with 4no. new aluminium frames glazing and new aluminium external double leaf door module with vision panels.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001W3Hw>

**Application No:** EPF/0894/23

**Officer:** Sukhvinder Dhadwar

**Location:** 61 Traps Hill, Loughton, IG10 1TD

**Proposal:** Alterations to the front-facing facade of the property, including the removal of the existing chimney stack, removal of the front protruding single-storey outrigger, repairs to the main roof, new altered window and entrance door openings with dormer windows, new entrance porch, and new stone detailing and painted render to the facade.

- Alterations to the rear-facing facade of the property, with new patio glazed doors to the rear garden.

- Slight raising of the existing single-storey side extension by approximately 300mm.

- New replacement roof-light to the existing ground floor single-storey side extension.

- Internal modifications

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001W3Vv>

**Application No:** EPF/0912/23

**Officer:** Rhian Thorley

**Location:** 40 Ibbetson Path, Loughton, IG10 2AS

**Proposal:** Demolition of the existing single storey side extension and erection of a new single storey rear and side wrap around extension, including the replacement of all existing windows.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001W4QP>

**Application No:** EPF/0934/23

**Officer:** Mohinder Bagry

**Location:** 2 Goldings Road, Loughton, IG10 2QN

**Proposal:** Part single part double storey rear extension.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001W6sp>

**5.2 Deemed Permission – provided for information only: (Members are reminded that comments are not normally accepted on these applications).**

**Application No:** EPF/0920/23

**Officer:** Loredana Ciavucco

**Location:** 4 Prescott Green, Loughton, IG10 2AQ

**Proposal:** Certificate of lawful development for a proposed single storey rear extension.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001W5aq>

**5.3 Others – provided for information only: (Members are reminded that comments are not normally accepted on these applications).**

**Application No:** EPF/0931/23

**Officer:** Graham Courtney

**Location:** 16 Southern Drive, Loughton, IG10 3BU

**Proposal:** Prior approval for a 6 metre deep single storey rear conservatory extension, height to eaves 2.25 metres and maximum height 2.75 metres.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000001W66e>

**6 Decisions**

**6.1 Decisions by Epping Forest District Council**

\* See decisions for April 2023 (pages 6 – 11).

**7 Licensing Applications**

To CONSIDER any licensing applications which have come to the officers' attention since the last meeting of the Committee. Members are reminded that reference must be made to at least one of the four licensing objectives to validate any objections, as detailed below:

1. The prevention of crime and disorder
2. Public safety
3. The prevention of public nuisance
4. The protection of children from harm

**8 Enforcement and Compliance**

**8.1 To ADVISE the Committee of any updates to the reports previously received.**

**Mark Squire**  
**TOWN CLERK**  
9 May 2023

**Agenda item 6.1 Decisions by Epping Forest District Council for April 2023**

Loughton Alderton	EPF/0258/23	158, Borders Lane, Loughton, IG10 3SB	Certificate of lawful development for a proposed rear dormer window in connection with a loft conversion.	03/04/2023	Lawful	Delegated Decision
	EPF/0449/23	35, Barfields, Loughton, IG10 3JH	Single storey ground floor front, side and rear extension	21/04/2023	Approve with Conditions	Delegated Decision
<b>Subtotal</b>	2					
Loughton Broadway	EPF/0327/23	40, Ibbetson Path, Loughton, IG10 2AS	Demolition of the existing single storey side extension and erection of a new single storey rear and side wrap around extension, including the replacement of all existing windows.	13/04/2023	Refuse	Delegated Decision
	EPF/0514/23	Willingale Road, Debden Green, Loughton, IG10 2BW	Proposed 15.0m phase 8 street works monopole, 2no. equipment cabinets with associated meter cabinet and ancillary development thereto.	17/04/2023	Refuse	Delegated Decision
	EPF/0463/23	30, Doubleday Road, Loughton, IG10 2AU	Certificate of lawful development for a proposed ground floor extension with a depth of 3 metres.	18/04/2023	Lawful	Delegated Decision
<b>Subtotal</b>	3					
Loughton Fairmead	EPF/0385/23	46, Pyrles Lane, Loughton, IG10 2NN	Variation of condition 6 'Delivery and Dispatch times' on planning permission EPF/0627/22 (Change of use from vacant shop (Class E) to takeaway (Sui Generis) with installation of an extractor flue to the rear and new shopfront)	05/04/2023	Approve with Conditions	Delegated Decision
	EPF/0432/23	4, Prescott Green, Loughton, IG10 2AQ	Certificate of lawful development for a proposed single storey rear extension.	17/04/2023	Not Lawful	Delegated Decision
	EPF/0515/23	36, Colebrook Lane, Loughton, IG10 2HJ	Single storey wrap around side/rear front extensions	28/04/2023	Approve with Conditions	Delegated Decision
<b>Subtotal</b>	3					

Loughton Forest	EPF/1569/22	Twoony Mead, Nursery Road, Loughton, IG10 4EF	Demolish Existing House and replace with a new 5 bedroom detached house with outbuilding to rear, landscaping terrace with infinity pool to rear and front landscaping for in/out drive (using existing vehicle cross overs)	03/04/2023	Withdrawn	Delegated Decision
	EPF/0377/23	5, Nafferton Rise, Loughton, IG10 1UB	Proposed double storey rear extension, single storey side extension & single storey front extension	13/04/2023	Approve with Conditions	Area Planning Sub Committee South
	EPF/0315/23	5, Highview Close, Loughton, IG10 4EG	Two storey pitched roof front extension, replace conservatory roof with flat roof, add first floor pitched roof extension over existing ground floor to rear and side/rear single storey flat roof extension at back of garage.	14/04/2023	Approve with Conditions	Delegated Decision
	EPF/0441/23	Consort House, 49 Forest View Road, Loughton, IG10 4DY	Certificate of lawful development for a proposed single storey side extension, hip to gable roof extension and flat roof dormer to rear.	26/04/2023	Not Lawful	Delegated Decision
	EPF/2933/22	35, Lower Park Road, Loughton, IG10 4NB	Conversion of garage into living accommodation, Ground & first floor front, rear & side extensions, loft conversion with a rear dormer & front porch extension.	27/04/2023	Approve with Conditions	Area Planning Sub Committee South
	EPF/0563/23	75, High Beech Road, Loughton, IG10 4BN	Certificate of lawful development for proposed single storey side extension and garage conversion into a habitable room.	27/04/2023	Not Lawful	Delegated Decision
<b>Subtotal</b>	6					
Loughton Roding	EPF/0447/23	Oakwood Hill SWs , Oakwood Hill Industrial Estate, Loughton, IG10 3EW	Proposed telecommunications installation: Proposed 15.0m Phase 8 Monopole and associated ancillary works.	06/04/2023	Refuse	Delegated Decision
	EPF/0403/23	33, Valley Hill, Loughton, IG10 3AE	Conversion of detached double width garage into an ancillary Garden Room	17/04/2023	Approve with Conditions	Delegated Decision



	EPF/0609/23	48, Roydon Close, Loughton, IG10 3DN	Prior approval for a 6m deep single storey rear extension, the proposed roof is part-pitched and part flat - 2.75m high at the eaves and a total height of 3,35 m.	20/04/2023	Not Required	Delegated Decision
	EPF/0525/23	55, Valley Hill, Loughton, IG10 3AL	Install a conservatory to the rear of the property.	21/04/2023	Approve with Conditions	Delegated Decision
	EPF/2925/22	15, Highland Avenue, Loughton, IG10 3AJ	Application for a Lawful Development certificate for the proposed demolition of existing rear extension & garage in the rear garden & erection of a loft/roof extension, single storey rear extension & rear outbuilding.	26/04/2023	Lawful	Delegated Decision
<b>Subtotal</b>	5					
Loughton St. John's	EPF/0248/23	74, Church Hill, Loughton, IG10 1LB	Loft conversion with sideways extension to existing roof, and new dormer window to rear.	03/04/2023	Approve with Conditions	Delegated Decision
	EPF/0404/23	73 York Hill, Loughton, IG10 1HZ	York Hill Conservation Area T1: Ash - Crown reduce height by up to 2.5m, reduce laterals by up to 1.5m to reshape. T2: Hazel - Crown and lateral reduce by up to 2m.	03/04/2023	Raise No Objection	Delegated Decision
	EPF/2440/22	2, Goldings Road, Loughton, IG10 2QN	Part single part double storey rear extension	04/04/2023	Refuse	Delegated Decision
	EPF/2282/22	77, York Hill, Loughton, IG10 1HZ	Double Storey Side extension, with a partial single and double storey rear extension of a semi-detached property.	04/04/2023	Approve with Conditions	Delegated Decision
	EPF/0458/23	Church Hill SWs, Church Hill, Loughton, IG10 1LJ	Proposed telecommunications installation: Proposed 15.0m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works.	06/04/2023	Refuse	Delegated Decision
	EPF/2826/22	10, Pump Hill, Loughton, IG10 1RU	Works to be carries out on back and front garden, paths, fences, and general tidying up of plot	11/04/2023	Withdrawn	Delegated Decision

	EPF/2699/22	4, Ripley View, Loughton, IG10 2PB	Change of use of existing Granny Annex to separate residential dwelling. Separation of existing garage and conversion into a coach house to establish a self-contained pedestrian access to new dwelling via a gravelled pathway.	13/04/2023	Refuse	Delegated Decision
	EPF/0488/23	Oscoda, 31 Broadstrood, Loughton, IG10 2SB	Prior approval for demolition of existing single storey rear extension and constructing a new 8.0m deep single storey rear extension, height to eaves 2.8m and maximum height 3.8m.	13/04/2023	Approve	Delegated Decision
	EPF/0278/23	92, York Hill, Loughton, IG10 1JA	Alterations and extensions to dwelling and associated work	17/04/2023	Refuse	Delegated Decision
	EPF/0382/23	Alpha, Debden Lane, Loughton, IG10 2PD	Proposed single storey rear extension, a new front door and porch, a new roof on the existing garage plus minor elevation changes.	18/04/2023	Approve with Conditions	Delegated Decision
	EPF/0542/23	7, Millsmead Way, Loughton, IG10 1LR	Certificate of lawful development for a proposed hip to gable roof extension and rear dormer in connection with a loft conversion.	25/04/2023	Lawful	Delegated Decision
	EPF/0402/23	67, Baldwins Hill, Loughton, IG10 1SN	The purpose of this application is to convert the existing loft area into two bedrooms each with its own en-suite. An external air conditioning unit will be installed at ground floor level on the rear elevation.	25/04/2023	Refuse	Delegated Decision
	EPF/0479/23	61, Baldwins Hill, Loughton, IG10 1SN	Loft conversion comprising replacement roof at a steeper pitch, rear facing dormer and front facing roof windows	27/04/2023	Refuse	Delegated Decision
<b>Subtotal</b>	13					

Loughton St. John's; Loughton St. Mary's	EPF/2475/22	40, Church Lane, Loughton, IG10 1PD	Demolition of existing Bungalow and the erection of 2No Detached Dwelling Houses	27/04/2023	Refuse	Area Planning Sub Committee South
<b>Subtotal</b>	1					
Loughton St. Mary's	EPF/0563/22	95 Tycehurst Hill Loughton IG10 1BZ	First floor extension over existing garage including second gable feature.	03/04/2023	Approve with Conditions	Area Planning Sub Committee South
	EPF/0144/23	7, Brooklyn Avenue, Loughton, IG10 1BL	Proposed detached 3 bedroom dwelling in an existing side garden (Re-submission of EPF/1306/21).	03/04/2023	Refuse	Area Planning Sub Committee South
	EPF/2333/22	31, Carroll Hill, Loughton, IG10 1NL	Addition of 4 new rooflights to provide light and ventilation to Loft room (Amendment to application ref: EPF/2176/21, single and 2- storey front, and side extension, first floor rear and single storey rear extensions and loft conversion involving rear do	06/04/2023	Approve with Conditions	Delegated Decision
	EPF/0383/23	81, Tycehurst Hill, Loughton, IG10 1BZ	Part Single, Part Two Storey front and Rear Extension, Roof extension, front and rear dormer windows and front roof lights to provide Habitable accommodation.	21/04/2023	Approve with Conditions	Delegated Decision
	EPF/2032/22	14, York Hill, Loughton, IG10 1RL	Illuminated digital advert screen.	21/04/2023	Refuse	Delegated Decision
	EPF/0203/23	16, Eleven Acre Rise, Loughton, IG10 1AN	Retrospective application to alter the ground levels and create a retaining wall to the rear of the new homes granted under EPF/1508/18.	21/04/2023	Refuse	Delegated Decision
	EPF/0208/23	16, Eleven Acre Rise, Loughton, IG10 1AN	TPO/EPF/24/94 (Ref: T3) T3: Silver Birch - Fell and replace, as specified.	26/04/2023	Approve with Conditions	Delegated Decision

	EPF/0030/23	7, Brook Road, Loughton, IG10 1BW	Construction of a single-storey ground floor infill extension, new front window dormer to the main roof with the reconfiguration of the main roof and the first-floor front and rear gable roofs	27/04/2023	Approve with Conditions	Area Planning Sub Committee South
	EPF/0630/23	39, The Drive, Loughton, IG10 1HB	First Floor Extension and Minor Internal Alterations.	27/04/2023	Refuse	Delegated Decision
	EPF/0506/23	54, Habgood Road, Loughton, IG10 1HE	Certificate of lawful development for a proposed rear dormer and front rooflights in connection with a loft conversion.	27/04/2023	Lawful	Delegated Decision
	EPF/0015/23	33, Tycehurst Hill, Loughton, IG10 1BX	Rear extension to the first floor, loft conversion, new side dormer to accommodate stair and WC/shower room.	27/04/2023	Approve with Conditions	Delegated Decision
<b>Subtotal</b>	11					
<b>Total</b>	44					