



# PLANNING AND LICENSING COMMITTEE

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

**Monday 20 January 2025**

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**

14 January 2025

**Membership:**

**Councillor C Davies (Chairman)**

**Councillor J Riley (Vice Chairman)**

Councillors

W Dodd  
S Murphy

K W Lee  
C Ubah

R Minhas

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 6 January 2025.
- 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 Re-consultation**
    - 4.1.1 Removal of Conditions: EPF/1574/24 – 6 Tewkesbury Close, Loughton, IG10 3NT. Proposal: Variation of condition 3 and Removal of condition 4 of EPF/2688/23 (Change of use from waste land to garden). \*AMENDED PLANS\* – Min no PL61.1**

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/a0hTv000001EtvK>

Epping Forest District Council have advised that the above planning application has been modified. The Committee's comments are invited on these modifications. Consultation ends 23 January 2025.
  - 4.2 Loughton Building Design Award 2025**

Nominations for the above competition, which seeks to recognise and reward individual examples of good design and construction and raise public awareness of the built environment within Loughton, are invited to be received by 31 January 2025.
- 5 Planning Applications**  
To CONSIDER the planning applications received for the weeks 3 January and 10 January 2025.  
*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 Committee A or B where the proposal was to be considered.*
  - 5.1 Full Planning Permission:**  
No Matters Listed Under This Heading For This Agenda.
  - 5.2 Householder Planning Permission:**  
Application No: EPF/2507/24  
Officer: Mohinder Bagry

**Location:** 12 Garden Way, Loughton, IG10 2SF

**Proposal:** Ground floor 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/a0hTv000004lBcE>

**Application No:** EPF/2555/24

**Officer:** Samuel Finnis

**Location:** 25 Priory Road, Loughton, IG10 1AF

**Proposal:** Single storey side and rear extensions, and front porch.

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/a0hTv000004Sd5l>

**Application No:** EPF/2571/24

**Officer:** Samuel Finnis

**Location:** 10 Hillcrest Road, Loughton, IG10 4QQ

**Proposal:** Removal of existing conservatory, ground and first floor front extensions. Roof extension including side and rear dormers. Replacement of existing chimney stack with two smaller chimneys.

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/a0hTv000004UzyE>

**Application No:** EPF/2581/24

**Officer:** Rhian Thorley

**Location:** 62 Wellfields, Loughton, IG10 1NY

**Proposal:** Single storey rear and side 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/a0hTv000004VwGj>

**Application No:** EPF/2591/24

**Officer:** Samuel Finnis

**Location:** 15 Rookwood Gardens, Loughton, IG10 2DQ

**Proposal:** Erection of front porch, two storey side extension, two storey rear part single storey rear extension, loft conversion with rear dormer and front skylights with associated internal alterations.

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/a0hTv000004ZlPx>

**Application No:** EPF/2593/24

**Officer:** Mohinder Bagry

**Location:** 97 Oakwood Hill, Loughton, IG10 3ER

**Proposal:** Single storey rear extension and 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/a0hTv000004ZlRZ>

**Application No:** EPF/2600/24

**Officer:** Klajdi Koci

**Location:** 17 Englands Lane, Loughton, IG10 2QX

**Proposal:** Two 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/a0hTv000004boMw>

**Application No:** EPF/0004/25

**Officer:** Mohinder Bagry

**Location:** 7 Cleves Close, Loughton, IG10 3NN

**Proposal:** Demolition of existing rear conservatory, proposed ground floor rear extension, first floor rear extension, loft conversion with rear dormer, 2No. front roof lights to main roof and 1No. roof light to rear first floor roof.

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/a0hTv000004daCb>

**Application No:** EPF/0015/25

**Officer:** Rhian Thorley

**Location:** 24 Wroths Path, Loughton, IG10 1SH

**Proposal:** Construction of single storey rear and side 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/a0hTv000004qvPN>

### 5.3 Removal/variation of conditions - Section 73 TCPA

**Application No:** EPF/2584/24

**Officer:** Yee Cheung

**Location:** 12 Lower Park Road, Loughton, IG10 4NA

**Proposal:** Variation of condition 2 'Plan no's' on planning permission EPF/1376/24 (Alterations and Extensions with Part Demolition to 12 Lower Park Road, with a replacement dwelling for 12a Lower Park Road).

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/a0hTv000004WNqP>

**Application No:** EPF/0053/25

**Officer:** Samuel Finnis

**Location:** Highgrove Close, Loughton IG10 2FD (formerly land to the rear of 33-37 Hillyfields, Loughton, IG10 2PT)

**Proposal:** Variation to condition 2 'Plan no's' on EPF/1586/21 (Construction of a 4 bedroom two storey dwelling with associated parking and landscaping) allowed on appeal.

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/a0hTv000004mlvB>

### 5.4 Consent under Tree Preservation Orders:

**Application No:** EPF/0002/25

**Officer:** Robin Hellier

**Location:** 9 Connaught Avenue, Loughton, IG10 4DP

**Proposal:** TPO/EPF/23/15

T2: Lime - Crown reduce by up to 3m, as specified.

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/a0hTv000004cell>

**Application No:** EPF/0010/25

**Officer:** Robin Hellier

**Location:** 7 Cleves Close, Loughton, IG10 3NN

**Proposal:** TPO/EPF/02/93 (Ref: T19)

T1: Field Maple - Crown reduce to previous points, as specified.

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/a0hTv000004eLt4>

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

**Application No:** EPF/2529/24

**Officer:** Muhammad Rahman

**Location:** 10 Barncroft Green, Loughton, IG10 3ET

**Proposal:** Application for approval of details reserved by condition 3 'Contamination' on application EPF/0212/21 (Proposed new dwelling and alterations to fenestration on existing 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/a0hTv000004MPf0>

**Application No:** EPF/2577/24

**Officer:** Suleman Uddin

**Location:** 78 Alderton Hall Lane, Loughton, IG10 3HE

**Proposal:** Certificate of lawful development for a proposed rear dormer window and front roof lights in connection with a loft conversion.

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/a0hTv000004Vilg>

**Application No:** EPF/2578/24

**Officer:** James Rogers

**Location:** 78 Alderton Hall Lane, Loughton, IG10 3HE

**Proposal:** Prior approval for the construction of a single storey rear extension which would extend 6m beyond the rear wall of the existing dwelling, a maximum height of 3m.

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/a0hTv000004VkkE>

**Application No:** EPF/2583/24

**Officer:** Klajdi Koci

**Location:** 26 Highland Avenue, Loughton, IG10 3AJ

**Proposal:** Certificate of lawful development for a proposed hip to gable roof extension, rear facing dormer and front roof lights in connection with a loft conversion.

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/a0hTv000004WNnB>

**Application No:** EPF/0011/25

**Officer:** Klajdi Koci

**Location:** 26 Station Road, Loughton, IG10 4NX

**Proposal:** Certificate of lawful development for a proposed hip to gable roof extension and rear dormer in connection with a loft conversion.

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/a0hTv000004f1Yv>

**6 Decisions**

**6.1 Decisions by Epping Forest District Council**

\* See decision notices for December 2024 (pages 6 – 9).

**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

**7.1 Street Trading Consent Renewal**

**7.1.1 Healthy Option, Wickes Car Park, Goldstone House, Langston Road, Loughton IG10 3TQ**

Renewal application to sell hot food and drink Monday to Friday  
07:00 - 15:00

The consultation started 2 January 2025 and ends 30 January 2025, any comments or representations must be submitted within this time period to the Licensing Officer at Epping Forest District Council.

**8 Enforcement and Compliance**

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

**Mark Squire**  
**TOWN CLERK**  
14 January 2025

**Agenda item 6.1 Decisions by Epping Forest District Council for December 2024**

Loughton Parish Ward	EPF no	Address details	Proposal	Decision Date	Decision	Decision level (ie delegated or Committee)
Loughton Fairmead	EPF/2913/22	Former Pyrles Lane Nursery, Pyrles Lane, Loughton IG10 2NL	Residential Development of 43 dwellings with associated vehicular access point off Pyrles Lane, car parking, open space, landscaping, and associated infrastructure.	03/12/2024	Approved with Conditions (Subject to s106 Legal Agreement)	District Development Management Committee
	EPF/1688/24	292, Willingale Road, Loughton, IG10 2BP	Demolish detached garage. Erection of a two storey side extension and single storey rear extension.	05/12/2024	Approve with Conditions	Delegated Decision
	EPF/2031/24	101, Grosvenor Drive, Loughton, IG10 2LA	Proposed 2 storey side extension with single storey rear extension.	13/12/2024	Approve with Conditions	Delegated Decision
<b>Subtotal</b>	<b>3</b>					
Loughton Forest	EPF/2088/24	47, Hillcrest Road, Loughton, IG10 4QH	Variation of condition 2 'Plan no's' on planning permission EPF/0197/24 (Demolition of existing dwelling and construction of chalet style property).	02/12/2024	Refuse	Delegated Decision
	EPF/2059/24	31, The Crescent, Loughton, IG10 4PY	Certificate of lawful development for a proposed rear dormer window in connection with a loft conversion.	04/12/2024	Lawful	Delegated Decision
	EPF/2158/24	230, High Road, Loughton, IG10 1EZ	Application for approval of details reserved by condition 5'Sound Insulation' on planning permission EPF/1381/24 (Erection of a rear extension to the existing ground floor commercial unit (Class E), following the demolition of the existing single-storey b	04/12/2024	Approve	Delegated Decision

	EPF/2096/24	25, Priory Road, Loughton, IG10 1AF	Single storey side and rear extensions, and front porch.	04/12/2024	Refuse	Delegated Decision
	EPF/2135/24	217, High Road, Loughton, IG10 1BB	Illuminate signage of ATM.	05/12/2024	Approve with Conditions	Delegated Decision
	EPF/2082/24	62, Forest Road, Loughton, IG10 1EQ	Ground Floor Rear Extension with two sky lights. Ensuite at First Floor passing 45 degree rule.	05/12/2024	Refuse	Delegated Decision
	EPF/2134/24	217, High Road, Loughton, IG10 1BB	New shopfront and Installation of ATM.	09/12/2024	Approve with Conditions	Delegated Decision
	EPF/2126/24	21, Tycehurst Hill, Loughton, IG10 1BX	Certificate of lawful development for a proposed hip to gable roof extension, rear dormer and front roof lights in connection with a loft conversion.	11/12/2024	Lawful	Delegated Decision
	EPF/2105/24	10 Spareleaze Hill, Loughton, IG10 1BT	Prior approval for the formation of a first floor utilising the same design as the original house. The proposed upward extension will be formed on the principle part of the dwelling finished in facing brick to match the existing property. The upward extension maintains the same fenestration detailing as the original property as well as the same profile as the original roof form.	11/12/2024	Approve with Conditions	Delegated Decision
	EPF/2278/24	Twoony Mead, Nursery Road, Loughton, IG10 4EF	Front Boundary Walls and Gates	23/12/2024	Refuse	Delegated Decision
<b>Subtotal</b>	<b>10</b>					
Loughton Roding	EPF/2246/24	1, Langston Road, Loughton, IG10 3SD	Application for approval of details reserved by condition 8 (Electric Vehicle Charging Points), condition 9 (Landscaping), condition 10 (External	11/12/2024	Approve	Delegated Decision

			Material) and condition 11 (Biodiversity Enhancement Scheme) on planning permission EPF/0035/24 (Redevelopment			
	EPF/2152/24	13, Colson Path, Loughton, IG10 3QZ	Certificate of lawful development for a proposed single storey rear extension.	18/12/2024	Lawful	Delegated Decision
	EPF/2178/24	48, Bushfields, Loughton, IG10 3JP	Certificate of lawful development for a proposed hip to gable roof extension and rear dormer in connection with a loft conversion.	18/12/2024	Lawful	Delegated Decision
	EPF/2094/24	10, Colson Path, Loughton, IG10 3QZ	Double storey side extension and ground floor rear extension.	19/12/2024	Approve with Conditions	Delegated Decision
<b>Subtotal</b>	4					
Loughton St. John's	EPF/2042/24	9, Firs Drive, Loughton, IG10 2SL	Construction of a part ground floor, part first floor rear extension (part-retrospective).	04/12/2024	Approve with Conditions	Delegated Decision
	EPF/2161/24	18B, York House, York Hill, Loughton, IG10 1RL	Ground floor side extension	13/12/2024	Approve with Conditions	Delegated Decision
	EPF/2348/24	1, Wallers Hoppet, Loughton, IG10 1SP	York Hill Conservation Area T1: 6 x Leyland cypress - Fell.	13/12/2024	Raise No Objection	Delegated Decision
	EPF/2219/24	18, Baldwins Hill, Loughton, IG10 1SD	Small side extension to the front door to create a covered porch / entrance lobby.	16/12/2024	Approve with Conditions	Delegated Decision
	EPF/2236/24	44, Englands Lane, Loughton, IG10 2QQ	Proposed single storey side extension, and part single storey and part double storey rear extension.	18/12/2024	Refuse	Delegated Decision
	EPF/2218/24	29, Harwater Drive, Loughton, IG10 1LP	Certificate of lawful development for a proposed single storey side extension.	19/12/2024	Lawful	Delegated Decision
<b>Subtotal</b>	6					

Loughton St. Mary's	EPF/2029/24	83, Staples Road, Loughton, IG10 1HR	Drop kerb and raised hardstanding	02/12/2024	Approve with Conditions	Delegated Decision
	EPF/1856/24	33, The Drive, Loughton, IG10 1HB	TPO/EPF/25/94 (Ref: A1)  T1: Oak - Crown reduce height and spread by up to 2m, as specified.	03/12/2024	Approve with Conditions	Delegated Decision
	EPF/1734/24	11, Staples Road, Loughton, IG10 1HP	Erection of a new two storey rear extension to existing property and replacement of rear dormer to the loft.	04/12/2024	Approve with Conditions	Delegated Decision
<b>Subtotal</b>	3					
	26					