



# PLANNING AND LICENSING COMMITTEE

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

**Monday 3 February 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**

28 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 20 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 - Full Planning Permission**
    - 4.1.1 **EPF/2364/24 – 52 Traps Hill, Loughton, IG10 1TD. Proposal: Redevelopment of existing garden to provide 2 no. additional dwellings. \*AMENDED PLANS\* – Min no PL149.1**

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/a0hTv000003mQbB>

Epping Forest District Council have advised that the above planning application has been modified. The Committee's comments are invited on these modifications. Comments will be accepted following this meeting.
  - 4.2 **Notice of Appeal**
    - 4.2.1 **EPF/1849/24 – Goldings Mansion, 12 Stanmore Way, Loughton, IG10 2SA. Proposal: Retrospective application for rear dividing garden brick wall – (Appeal Ref: APP/J1535/ D/24/3356958) – Min No PL94.1**

**FOR INFORMATION ONLY:** An appeal has been made to the Secretary of State in respect of the above site. The appeal is Against a Refusal, following the decision of Epping Forest District Council. The appeal is to be determined on the basis of written representations.

The Committee is advised that as the appeal is proceeding under the Householder Appeals Service there is no opportunity to submit further comments. The District Council will forward on all representations it has received to the Planning Inspectorate and the appellant unless withdrawn. The Planning Inspectorate aims to deal with appeals that follow the above procedure within 8 weeks of the appeal start date of 17 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:

**Application No:** EPF/0039/25

**Officer:** Muhammad Rahman

**Location:** 41 The Princess Of Wales, Westall Road, Loughton, IG10 2HX

**Proposal:** Demolition of existing unoccupied Princess of Wales pub and construction of 15 affordable homes targeting Passivhaus standards, an integrated front landscape and internal courtyard design and associated works.

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/a0hTv000004kbTh>

### 5.2 Householder Planning Permission:

**Application No:** EPF/2579/24

**Officer:** Samuel Finnis

**Location:** 41 Tycehurst Hill, Loughton, IG10 1BZ

**Proposal:** First-floor rear extension (partial), garage conversion, and 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/a0hTv000004ViLr>

**Application No:** EPF/0005/25

**Officer:** Mohinder Bagry

**Location:** 62 Forest Road, Loughton, IG10 1EQ

**Proposal:** Ground Floor Rear Extension with two sky lights

Ensuite at First Floor passing 45 degree rule (With Pitched 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/a0hTv000004daED>

**Application No:** EPF/0023/25

**Officer:** Sukhvinder Dhadwar

**Location:** 12 The Meadway, Loughton, IG10 3AN

**Proposal:** Retrospective planning application for 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/a0hTv000004hcsX>

**Application No:** EPF/0041/25

**Officer:** Klajdi Koci

**Location:** 162 Willingale Road, Loughton, IG10 2DA

**Proposal:** Ground floor entrance extension with a room within the roof space with a dormer 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/a0hTv000004kbYX>

**Application No:** EPF/0044/25

**Officer:** Samuel Finnis

**Location:** 20 Roundmead Close, Loughton, IG10 1QD

**Proposal:** Single storey rear wraparound extension and first floor extension over attached 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/a0hTv000004knoE>

**Application No:** EPF/0056/25

**Officer:** Suleman Uddin

**Location:** 7 Whitehills Road, Loughton, IG10 1TS

**Proposal:** Demolition of garage to allow for 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/a0hTv000004nlhR>

**Application No:** EPF/0070/25

**Officer:** Suleman Uddin

**Location:** 69 Roundmead Avenue, Loughton, IG10 1PZ

**Proposal:** New two and single storey extensions to the rear, new porch and 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/a0hTv000004rKsj>

**Application No:** EPF/0110/25

**Officer:** Mohinder Bagry

**Location:** 12 Greenfields, Loughton, IG10 3HH

**Proposal:** Single storey front entrance extension plus a single and two storey rear/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/a0hTv000004zHzJ>

**Application No:** EPF/0115/25

**Officer:** Rhian Thorley

**Location:** 7 Forest View Road, Loughton, IG10 4DX

**Proposal:** Erection of part single storey, part two storey rear extension, single storey front extension, infill of car port area & formation of hipped roof to existing first floor 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/a0hTv000004ztN3>

### 5.3 **Consent under Tree Preservation Orders:**

**Application No:** EPF/0022/25

**Officer:** Robin Hellier

**Location:** The Thomas Willingale County Primary School, The Broadway, Loughton, IG10 3SR

**Proposal:** TPO/EPF/35/98

T1: Oak - Crown reduce by up to 4m, 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/a0hTv000004hSA2>

**Application No:** EPF/0108/25

**Officer:** Robin Hellier

**Location:** 8 Connaught Avenue, Loughton, IG10 4DU

**Proposal:** TPO/EPF/04/14 (T6, T7, T8)

G4: 3 x Lime - Crown reduce by up to 3.5m, 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/a0hTv000004z2Yt>

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

**Application No:** EPF/0061/25

**Officer:** James Rogers

**Location:** 43 Habgood Road, Loughton, IG10 1HE

**Proposal:** Prior approval for a 6.00m deep single storey rear extension, height to eaves 3.00m and maximum height 3.20m following demolition of existing conservatory and 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/a0hTv000004pIIQ>

**Application No:** EPF/0083/25

**Officer:** James Rogers

**Location:** 1 Poundfield Road, Loughton, IG10 3JL

**Proposal:** Prior approval for the demolition of existing conservatory and erection of a 4.0 metre deep single storey rear extension, height to eaves 2.90m and maximum height 3.60m.

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/a0hTv000004tz0b>

**Application No:** EPF/0106/25

**Officer:** Marie-Claire Tovey

**Location:** 3 Torrington Drive, Loughton, IG10 3TA

**Proposal:** Prior approval for a 4.50 metre deep single storey extension, height to eaves 3.00 metres and maximum height 3.00 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/a0hTv000004y0qt>

**Application No:** EPF/0118/25

**Officer:** Suleman Uddin

**Location:** 24 Colebrook Gardens, Loughton, IG10 2HS

**Proposal:** Certificate of lawful development for a hip to gable and rear dormer roof 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/a0hTv0000052JYL>

**6 Decisions**

**6.1 Decisions by Epping Forest District Council**

No decision notices have been received.

**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**  
28 January 2025