



PLANNING AND LICENSING COMMITTEE

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

Monday 17 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

11 February 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 meetings of the Planning and Licensing Committee held on:

3.1 20 January 2025

Amended from those circulated to read at min no PL164.1, final paragraph, to now read:

“The Committee also believed this area of land had provided a wildlife habitat that created screening for the residents of Witham Close, and its removal had resulted in a loss of outlook to the detriment of those residents, and a loss of character to the area, thus it should be returned to its previous state.”

3.2 3 February 2025

Amended from those circulated to read at min no PL714.2, planning application – EPF/0005/25, final bullet point to now read:

- “Although the shower has moved away from the window, the bathroom is still a poor design.”

and

Planning application EPF/0041/25, first sentence to now read:

“The Committee OBJECTED to this application on the grounds that the side of the dormer was almost flush with the side wall, and it was almost a two storey extension.”

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 Application for deed of variation of planning obligations

4.1.1 EPF/0161/25/DOV – St Thomas More RC Church site, Willingale Road, Loughton, IG10 2DB. Proposal: Deed of Variation to EPF/0304/19 (Redevelopment of site to provide 16 houses and 10 flats, including a new community hall (class D1/D2), associated parking, access, hard and soft landscaping and all ancillary works) – Min no PL717.1

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/register-view?c_q=&c_r=Arcus BE Public Register

Epping Forest District Council have advised of the above planning application. Comments will be accepted following this meeting.

(*This application is also listed under “Others”: item 5.5.)

4.2 Notices of Appeal

4.2.1 EPF/1830/24 – Corner Garth, Nursery Road, Loughton, IG10 4EF. Proposal: Certificate of lawful development for proposed railings and gates - maximum 2 metres in height and set in from the site boundaries by 1 metre – (Appeal Ref: APP/J1535/X/24/3354792) – Min No PL94.2

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/a0hTv0000020fbV>

An appeal has been made to the Secretary of State in respect of the above site and will be determined on the basis of the appeal procedure set out above. The appeal is Against a Refusal following the decision of this Council.

The Committee is asked if it wishes to comment further on the above appeal. The Planning Inspectorate requires all observations by 10 March 2025.

4.2.2 EPF/1693/24 – 227 High Road, Loughton, IG10 1BB. Proposal: Change of use of Pub (pub with food) to a shared space comprising of Retail, Café with meeting space and Health Well Being on the ground floor, Health Well Being Services on the first floor and Office Accommodation on the Second floor. Demolition of the existing extensions to the rear of the building, replacing with new extensions – (Appeal Ref: APP/J1535/ W/24/3358124) – Min no PL78.1

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/a0hTv000001e9Gv>

An appeal has been made to the Secretary of State in respect of the above site and will be determined on the basis of the appeal procedure set out above. The appeal is Against a Refusal following the decision of this Council.

The Committee is asked if it wishes to comment further on the above appeal. The Planning Inspectorate requires all observations by 14 March 2025.

5 Planning Applications

To **CONSIDER** the planning applications received for the weeks 31 January and 7 February 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/0137/25

Officer: Caroline Brown

Location: 45 Sparelease Hill, Loughton, IG10 1BS

Proposal: Demolition of existing dwelling, and erection of two-storey detached replacement 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/a0hTv0000057V2b>

Application No: EPF/0145/25

Officer: Yee Cheung

Location: Land and garages, Whitehills Road, Loughton, IG10 1TS

Proposal: Existing garages enlarged, extended and reduced from 27no. garages to 21no. garages.

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/a0hTv0000058VN7>

5.2 **Householder Planning Permission:**

Application No: EPF/0163/25

Officer: Klajdi Koci

Location: 12 The Avenue, Loughton, IG10 4PT

Proposal: Addition of 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/a0hTv000005BBen>

Application No: EPF/0213/25

Officer: Samuel Finnis

Location: 26 Church Lane, Loughton, IG10 1PD

Proposal: Proposed single and double storey side and rear extensions.

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/a0hTv000005IIDh>

Application No: EPF/0251/25

Officer: Klajdi Koci

Location: Twoony Mead, Nursery Road, Loughton, IG10 4EF

Proposal: Front Boundary Walls and Gates.

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/a0hTv000005S1az>

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

Application No: EPF/0199/25

Officer: Suleman Uddin

Location: 31 Connaught Avenue, Loughton, IG10 4DS

Proposal: Application for variation of condition 2 'Plan no's' on planning permission EPF/1840/24 (Single storey kitchen extension and change balustrade above to glass).

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/a0hTv000005GARx>

Application No: EPF/0203/25

Officer: Suleman Uddin

Location: 58 Church Hill, Loughton, IG10 1LB

Proposal: Variation of condition 2 plan numbers of EPF/0426/23 (Demolition of single storey side Garage, Workshop and Utility Room. Demolition of single storey lean-to Conservatory. Construction of footpath along site boundary providing access from front to rear garden. Erection of a part single and part two storey extension to side and rear of property including forming a gable roof to existing hipped roof of the main dwelling. Creation of front driveway and external works to provide terrace and patio areas to the rear garden).

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/a0hTv000005GZ3m>

Application No: EPF/0236/25

Officer: Caroline Brown

Location: 275-277 Caffe Uno, High Road, Loughton, IG10 1AH

Proposal: Variation of condition 3 of EPF/245/95 to operate a take-away facility ancillary to the restaurant.

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/a0hTv000005NM09>

5.4 Consent under Tree Preservation Orders:

Application No: EPF/0048/25

Officer: Robin Hellier

Location: Carlton House, Algiers Road, Loughton, IG10 4RS

Proposal: TPO/EPF/18/99 (Ref: T13, T11)

T16: Honey Locust - Crown reduce to previous points, as specified.

T18: Bird Cherry - Crown reduce to previous points, as specified.

T23: Norway Maple - Crown reduce by up to 1.5m, 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/a0hTv000004lxgf>

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/0143/25

Officer: Suleman Uddin

Location: 58 Church Hill, Loughton, IG10 1LB

Proposal: Certificate of lawful development for a proposed 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/a0hTv0000057zIR>

Application No: EPF/0161/25

Officer: Muhammad Rahman

Location: ST THOMAS MORE RC CHURCH and PRESBYTERY site redeveloped, 106 Willingale Road, Loughton, IG10 2DA

Proposal: Deed of Variation to EPF/0304/19 (Redevelopment of site to provide 16 houses and 10 flats, including a new community hall (class D1/D2), associated parking, access, hard and soft landscaping and all ancillary 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/a0hTv000005AuUL>

Application No: EPF/0167/25

Officer: Klajdi Koci

Location: 140 Borders Lane, Loughton, IG10 3SB

Proposal: Certificate of lawful development for a proposed rear dormer window 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/a0hTv000005CvkP>

Application No: EPF/0170/25

Officer: Klajdi Koci

Location: 32 Rochford Avenue, Loughton, IG10 2BS

Proposal: Certificate of Lawful Development for proposed loft dormer 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/a0hTv000005Cvqr>

Application No: EPF/0171/25

Officer: James Rogers

Location: 32 Rochford Avenue, Loughton, IG10 2BS

Proposal: Prior approval for a 4.00m deep single storey rear extension, height to eaves 2.28m and maximum height of 3.33m.

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/a0hTv000005CvsT>

Application No: EPF/0227/25

Officer: Rhian Thorley

Location: 68 Wellfields, Loughton, IG10 1NY

Proposal: Certificate of lawful development for a proposed rear dormer and 3 roof lights to front roof slope.

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/a0hTv000005Kreo>

Application No: EPF/0250/25

Officer: Rhian Thorley

Location: 31 The Uplands, Loughton, IG10 1NQ

Proposal: Certificate of lawful development for a proposed garage 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/a0hTv000005S1XI>

Application No: EPF/0261/25

Officer: James Rogers

Location: 14 Southern Drive, Loughton, IG10 3BU

Proposal: Prior approval for a single storey rear extension 6m beyond rear wall; max height 2.80m; eaves height 2.50m.

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/a0hTv000005UFOY>

6 Decisions

6.1 Decisions by Epping Forest District Council

* See decision notices for January 2025 (pages 7 – 12).

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
11 February 2025

Agenda item 6.1 Decisions by Epping Forest District Council for January 2025

Loughton Parish Ward	EPF no	Address details	Proposal	Decision Date	Decision	Decision level (ie delegated or Committee)
Buckhurst Hill East and Whitebridge	EPF/2203/24	3, Highland Avenue, Loughton, IG10 3AJ	Certificate of Lawful Development for proposed loft conversion, outbuilding and porch.	14/01/2025	Lawful	Delegated Decision
	EPF/2117/24	3, Highland Avenue, Loughton, IG10 3AJ	6m ground floor rear extension and L shape first floor rear extension.	15/01/2025	Refuse	Delegated Decision
Subtotal	2					
Loughton Fairmead	EPF/2318/24	Davenant Foundation School, Chester Road, Loughton, IG10 2LD	Demolish existing sixth form and library block and replace with new partial two storey sixth form including library and SEN classrooms.	21/01/2025	Refuse	Delegated Decision
	EPF/2315/24	6, Audley Gardens, Loughton, IG10 2EL	First floor side extension.	28/01/2025	Refuse	Delegated Decision
Subtotal	2					
Loughton Forest	EPF/2028/24	Grange Court, High Road, Loughton, IG10 4QX	TPO/EPF/40/88 (Ref: A1) T1 & T2: Sycamore - Crown reduce by up to 3m, as specified,	02/01/2025	Approve with Conditions	Delegated Decision
	EPF/2242/24	46, Upper Park, Loughton, IG10 4EQ	Proposed loft conversion including raising of ridge with front and rear dormers and Juliet balcony.	06/01/2025	Refuse	Delegated Decision
	EPF/2373/24	61, Traps Hill, Loughton, IG10 1TD	Non Material Amendment to EPF/0894/23 - Alterations to the front-facing facade of the property, including the removal of the existing chimney stack, removal of the front protruding	06/01/2025	Approve	Delegated Decision

			single-storey outrigger, repairs to the main roof, new altered window and			
	EPF/2277/24	7, Forest View Road, Loughton, IG10 4DX	Erection of part single storey, part two storey rear extension, single storey front extension, infill of car port area and formation of crown roof to existing first floor side extension.	15/01/2025	Refuse	Delegated Decision
	EPF/2182/24	Great Cedar, Pollards Close, Loughton, IG10 4RF	TPO/EPF/07/79 (Ref: T48) T1: Cedar - Reduce lateral stems extending in a southerly direction toward roofline of 'Elgar Place' back to previous pruning points, up to 1.5m in length, as specified.	17/01/2025	Approve with Conditions	Delegated Decision
	EPF/2324/24	8, Kings Green, Loughton, IG10 1RJ	Proposed Wrap-Around Extension and internal alterations.	17/01/2025	Refuse	Delegated Decision
	EPF/2419/24	49, Consort House, Forest View Road, Loughton, IG10 4DY	Approval of Details Reserved by condition 3 `Samples of the types and colours of all the external finishes' of EPF/0697/23 (Alterations and extensions to existing detached house including loft conversion, altered fenestration, basement extension with rai	21/01/2025	Approve	Delegated Decision
	EPF/2403/24	9, Southernhay, Loughton, IG10 4EN	Certificate of lawful development for proposed single storey side extension and part single, part two storey, rear extension and loft conversion with dormer roof.	21/01/2025	Lawful	Delegated Decision

	EPF/2803/23	112-120 Connaught House, High Road, Loughton, IG10 4HJ	Application for approval of details reserved by condition 3 'Shadow Habitat Assessment' on planning permission EPF/0413/21 (Application to determine if Prior Approval is required for a proposed change of use from offices (Class B1a) to dwellinghouses (C3)	22/01/2025	Refuse	Delegated Decision
	EPF/1394/24	Corner Garth, Nursery Road, Loughton, IG10 4EF	Replacement Boundary Walls, Gates and Railings	29/01/2025	Appeal Allowed	Delegated Decision
	EPF/0535/24	Twoony Mead, Nursery Road, Loughton, IG10 4EF	Front Boundary Walls and Gates	29/01/2025	Appeal Dismissed	Delegated Decision
	EPF/2307/24	42, The Avenue, Loughton, IG10 4PX	Demolition of existing side garage and two storey rear extension and construction of new single and two storey side/rear extension; addition of entrance canopy to front elevation.	31/01/2025	Approve with Conditions	Delegated Decision
Subtotal	12					
Loughton Roding	EPF/2407/24	Aerzen House, Langston Road, Loughton, IG10 3SL	Prior approval for the installation of 153kWp of Solar panels to the existing roofs.	06/01/2025	Approve with Conditions	Delegated Decision
	EPF/2146/24	81, Oakwood Hill, Loughton, IG10 3EP	Erection of a single storey wraparound extension	10/01/2025	Approve with Conditions	Delegated Decision
	EPF/2534/24	1 Langston Road, Loughton, IG10 3SD	2 no. internally illuminated totem sign advertisement.	20/01/2025	Approve with Conditions	Delegated Decision
	EPF/2402/24	8, Barfields Path, Loughton, IG10 3JJ	Proposed side and rear extensions.	20/01/2025	Refuse	Delegated Decision
	EPF/2353/24	22, Crossfields, Loughton, IG10 3PY	Certificate of lawful development for a proposed outbuilding.	21/01/2025	Lawful	Delegated Decision

	EPF/2397/24	56, Roding Road, Loughton, IG10 3EF	Certificate of Lawful Development for proposed loft conversion with rear facing dormer and front roof windows.	22/01/2025	Lawful	Delegated Decision
	EPF/2356/24	152, River Way, Loughton, IG10 3LL	Certificate of lawful development for a proposed 3 metre single storey rear extension.	22/01/2025	Not Lawful	Delegated Decision
	EPF/2578/24	78, Alderton Hall Lane, Loughton, IG10 3HE	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.	23/01/2025	Approve	Delegated Decision
	EPF/2444/24	29, Colson Road, Loughton, IG10 3RL	Single storey rear and side extension wraparound.	23/01/2025	Approve with Conditions	Delegated Decision
Subtotal	9					
Loughton St. John's	EPF/2313/24	Goldings Mansion, 12 Stanmore Way, Loughton, IG10 2SA	Proposed new reduced height wall to address the reasons for refusal under EPF/1849/24.	08/01/2025	Lawful	Delegated Decision
	EPF/2102/24	43, York Hill, Loughton, IG10 1HZ	TPO/EPF/03/87 (Ref: T7 & T8) T2 & T3: Western Red Cedar - Crown reduce height by up to 2m, as specified.	08/01/2025	Refuse	Delegated Decision
	EPF/2518/24	64, Queens Road, Loughton, IG10 1RS	Prior approval for a 6 metre deep single storey rear extension to the rear of the 2 storey part of the original house after removing existing smaller extension. The roof is flat and will be no more than 3 metres high from the natural external ground level	09/01/2025	Not Required	Delegated Decision

EPF/2065/24	7, Wallers Hoppet, Loughton, IG10 1SP	TPO/EPF/08/91 (Ref: T10, T11) T1: Beech - Crown reduce by up to 3m, as specified. Crown thin by up to 15%, as specified. T2: Oak - Selective prune of damaged branch.	10/01/2025	Approve with Conditions	Delegated Decision
EPF/0757/24	New Oak Lodge, England's Lane, Loughton , IG10 2NZ	The erection of a dwellinghouse and associated works to provide access, parking, and landscaping. Refurbishment and repair of Grade II listed gates and piers.	10/01/2025	Refuse	Delegated Decision
EPF/2338/24	New Oak Lodge, England's Lane, Loughton , IG10 2NZ	Grade II Listed building application for proposed fence to match existing gate.	10/01/2025	Refuse	Delegated Decision
EPF/2235/24	35, Broadstrood, Loughton, IG10 2SB	Proposed porch.	14/01/2025	Approve with Conditions	Delegated Decision
EPF/2562/24	68, Wellfields, Loughton, IG10 1NY	Prior Approval for the construction of a single storey rear extension which will extend beyond the rear wall of the original dwelling by 8.0m, for which the maximum height will be 4.0m and the height at the eaves will be 3.0m.	15/01/2025	Not Required	Delegated Decision
EPF/2355/24	32, Sedley Rise, Loughton, IG10 1LT	2 storey rear and single storey side and front extension and loft extension with new end gable.	15/01/2025	Refuse	Delegated Decision
EPF/2198/24	69, Church Hill, Loughton, IG10 1QP	Application for approval of details reserved by condition 3'Contamination', condition 4'Surface Water Disposal', 8 'External Finishes', condition 9 'Boundary	20/01/2025	Split	Delegated Decision

			Treatments', condition 10'EVCP', condition 14'Ecological Value' and condition 20 ' Construction M			
	EPF/2399/24	94, York Hill, Loughton, IG10 1JA	Removal of rear additions & conservatory & replace with staggered two storey gable ended rear extension. Demolish & rebuild garage in same style as existing but with traditional doors, pitched roof & low profile roof lights.	21/01/2025	Refuse	Delegated Decision
	EPF/2428/24	17, Leaden Close, Loughton, IG10 3FF	Proposed alterations to existing vehicle canopy to create garage.	23/01/2025	Approve with Conditions	Delegated Decision
	EPF/2462/24	22, Eleven Acre Rise, Loughton, IG10 1AN	Alterations to existing property, including: infill side extensions; changes to doors and windows; replacement roof; minor rear extensions at ground and first floor; formalisation of the existing flat roof wrap-around and incorporation of railings.	28/01/2025	Refuse	Delegated Decision
Subtotal	13					
Loughton St. Mary's	EPF/2401/23	3 Centric Parade, 200 High Road, Loughton, IG10 1DN	Outdoor signage in turquoise colour with glossy finish, gold letters 3cm thickness made from ACM back illuminated with acrylic. Electronic awning in black with white writing, on the length of the shop windows 600cm with 250cm projection.	24/01/2025	Disposed	
Subtotal	1					
	39					