



PLANNING AND LICENSING COMMITTEE

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

Monday 3 March 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

25 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 meeting of the Planning and Licensing Committee held on 17 February 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.
- 5 Planning Applications**
To CONSIDER the planning applications received for the weeks 14 February and 21 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/0269/25
Officer: Yee Cheung
Location: Unit A, The Landmark, 32 Barrington Green, Loughton, IG10 2BA
Proposal: Change of use of Unit A, into training, dance studio, associated incidental uses, and installation of AC unit.
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/a0hTv000005VijR>

Application No: EPF/0289/25
Officer: Yee Cheung
Location: 66 Englands Lane, Loughton, IG10 2QQ
Proposal: Demolition of existing house and erection of two x 3 bedroom two storey semi-detached houses and two parking spaces.
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/a0hTv000005bJTp>

Application No: EPF/0304/25
Officer: Caroline Brown
Location: 275-277 High Road, Loughton, IG10 1AH
Proposal: Change of use from restricted Class E (Restaurant with Ancillary Takeaway and no other purpose) to un-restricted Class E.

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/a0hTv000005eNPd>

Application No: EPF/0354/25

Officer: Rhian Thorley

Location: National Westminster Bank Plc, 102 High Road, Loughton, IG10 4AS

Proposal: The replacement of the external ATM.

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/a0hTv000005pzbG>

5.2 Householder Planning Permission:

Application No: EPF/0012/25

Officer: Klajdi Koci

Location: 26 Station Road, Loughton, IG10 4NX

Proposal: Construction of an ancillary garden structure, serving as a home office.

(Construction had commenced, now paused until application determination).

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/a0hTv000004f0WR>

Application No: EPF/0262/25

Officer: Suleman Uddin

Location: 14 Southern Drive, Loughton, IG10 3BU

Proposal: Part 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/a0hTv000005UHIK>

Application No: EPF/0285/25

Officer: Samuel Finnis

Location: 9 Swan Lane, Loughton, IG10 4QW

Proposal: Erection of two storey rear extension (renewal of lapsed consent EPF/2742/21).

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/a0hTv000005adWD>

Application No: EPF/0310/25

Officer: Klajdi Koci

Location: 26 Station Road, Loughton, IG10 4NX

Proposal: Demolition of existing extensions, reverting back to the original house footprint. Construction of extensions at the front, side, and rear, on the ground and first floors. Construction of a roof extension and dormer windows to suit the 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/a0hTv000005ferT>

Application No: EPF/0327/25

Officer: Klajdi Koci

Location: 140 Borders Lane, Loughton, IG10 3SB

Proposal: Proposed single-storey rear and side extension with a flat roof and rooflights. New fenestrations.

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/a0hTv000005iiAX>

Application No: EPF/0329/25

Officer: Samuel Finnis

Location: 6 Audley Gardens, Loughton, IG10 2EL

Proposal: 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/a0hTv000005iiDI>

Application No: EPF/0333/25

Officer: Mohinder Bagry

Location: 3 Brooklyn Avenue, Loughton, IG10 1BJ

Proposal: Loft conversion with hip to gable, rear dormer and 4 number roof lights to the 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/a0hTv000005jPM0>

Application No: EPF/0339/25

Officer: Kelly Sweeney

Location: 94 York Hill, Loughton, IG10 1JA

Proposal: 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.

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/a0hTv000005mUov>

Application No: EPF/0348/25

Officer: Rhian Thorley

Location: 36 Roding Gardens, Loughton, IG10 3NH

Proposal: Proposed First Floor Rear extension and proposed loft conversion incorporating rear Dormer and raising off existing roof by 400mm.

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/a0hTv000005ore9>

Application No: EPF/0353/25

Officer: Sukhvinder Dhadwar

Location: 8 Barfields Path, Loughton, IG10 3JJ

Proposal: Proposed ground and part 1st floor rear extensions to an existing 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/a0hTv000005prvS>

5.3 Removal/variation of conditions - Section 73 TCPA

Application No: EPF/0352/25

Officer: Yee Cheung

Location: 43 Alderton Hill, Loughton, IG10 3JD

Proposal: Variation of condition 2 'plan numbers' of EPF/0754/24 (Demolition of existing house and construction of new detached 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/a0hTv000005pm4X>

5.4 Consent under Tree Preservation Orders:

Application No: EPF/0316/25

Officer: Robin Hellier

Location: 17 Tycehurst Hill, Loughton, IG10 1BX

Proposal: TPO/CHI/02/70/A1

T1: Hornbeam - Selective prune of overhanging branches back to boundary line, 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/a0hTv000005qlqr>

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/0298/25

Officer: Mohinder Bagry

Location: 18B York House, York Hill, Loughton, IG10 1RL

Proposal: Approval of Details Reserved by Condition 4 foundation details of EPF/2161/24. (Ground 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/a0hTv000005chln>

Application No: EPF/0321/25

Officer: Suleman Uddin

Location: 82 Algiers Road, Loughton, IG10 4ND

Proposal: Certificate of Lawful Development for proposed hip to gable loft conversion with rear dormer.

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/a0hTv000005hhZt>

Application No: EPF/0355/25

Officer: James Rogers

Location: 152 River Way, Loughton, IG10 3LL

Proposal: Prior approval for a 6.0m deep single storey rear extension, height to eaves 2.90m, and maximum height 3.34m (FAST TRACK)

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/a0hTv000005qlFk>

Application No: EPF/0361/25

Officer: Kelly Sweeney

Location: 13 Stanmore Way, Loughton, IG10 2SA

Proposal: Application for approval of details reserved by conditions 10 Hard and Soft Landscaping and 14 Surface Water Drainage of EPF/1312/24. (Demolition of existing house to erect new build with basement and second floor - resubmission of refused application EPF/0577/24).

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/a0hTv000005rzk1>

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
25 February 2025