



# PLANNING AND LICENSING COMMITTEE

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

**Monday 14 April 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**  
8 April 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 31 March 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 Notices of Appeal**

- 4.1.1 EPF/2462/24 – 22 Eleven Acre Rise, Loughton, IG10 1AN.**  
**Proposal: 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. (Appeal ref no: APP/J1535/D/25/3362399 – Min no PL149.2)**

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/detail/a0XTv000001koFI>

**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 26 March 2025.

- 4.1.2 EPF/0005/25 – 62 Forest Road, Loughton, IG10 1EQ.**  
**Proposal: Ground Floor Rear Extension with two skylights. Ensuite at First Floor passing 45 degree rule (With Pitched Roof). (Appeal ref no: APP/J1535/D/25/3363292 – Min no PL174.2)**

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/a0hTv000004daED>

**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 2 May 2025.

## 4.2 Planning Re-Consultation

### 4.2.1 Householder Planning Permission

**EPF/2364/24 – 52 Traps Hill, Loughton, IG10 1TD. Proposal: Redevelopment of existing garden to provide 2 no. additional dwellings. Min no PL171.1.1**

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, additional landscaping plans etc, and as such would welcome the Committee's views.

## 5 Planning Applications

**To CONSIDER the planning applications received for the weeks 28 March and 4 April 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/0595/25

**Officer:** James Rogers

**Location:** 68 Wellfields, Loughton, IG10 1NY

**Proposal:** Use of existing residential annexe as self-contained residential dwelling, along with rear extension to existing building, landscaping, the erection of boundary treatments, and the provision of car / cycle parking and refuse / recycling storage.

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/a0hTv000006cI0V>

### 5.2 Householder Planning Permission:

**Application No:** EPF/0588/25

**Officer:** Klajdi Koci

**Location:** 66 Valley Hill, Loughton, IG10 3AT

**Proposal:** Part first floor rear extension over ground floor extension with wider apex/gable 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/a0hTv000006bYQg>

### 5.3 Consent under Tree Preservation Orders:

**Application No:** EPF/0733/25

**Officer:** Robin Hellier

**Location:** Warren Hill House, Manor Road, Loughton, IG10 4RP

**Proposal:** TPO/EPF/04/74 (Ref: A1)

T1: Pine - Fell and replace, as specified.

NB The permitted specification of works is detailed in the conditions

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/a0hTv000006rTID>

**Application No:** EPF/0749/25

**Officer:** Robin Hellier

**Location:** Warren Hill House, Manor Road, Loughton, IG10 4RP

**Proposal:** TPO/EPF/04/74 (Ref: A1)

2 x Redwood - Crown lift to 6-7m above ground level and reduce overhanging laterals by up to 2m, as specified.

7 x Conifers - Selective prune away from buildings by up to 3m, as specified.

NB The permitted specification of works is detailed in the conditions

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/a0hTv000006t7dJ>

**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/0550/25

**Officer:** Klajdi Koci

**Location:** 23 Hillyfields, Loughton, IG10 2JT

**Proposal:** Certificate of Lawful Development for a proposed loft conversion with hip to gable wall, rear dormer and three roof lights on 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/a0hTv000006WFIE>

**Application No:** EPF/0549/25

**Officer:** James Rogers

**Location:** 23 Hillyfields, Loughton, IG10 2JT

**Proposal:** Prior approval for demolition of existing extension a 6.00m deep single storey rear extension, with height to eaves 3.00m and maximum height 3.65m.

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/a0hTv000006WN2s>

**Application No:** EPF/0552/25

**Officer:** James Rogers

**Location:** 9 Stonards Hill, Loughton, IG10 3EH

**Proposal:** Prior approval for a 4.00m deep single storey rear extension, with height to eaves 2.87m and maximum height 4.00m.

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/a0hTv000006WPCk>

**Application No:** EPF/0572/25

**Officer:** Klajdi Koci

**Location:** 119 Burney Drive, Loughton, IG10 2DY

**Proposal:** Certificate of lawful development for a proposed single storey rear extension. Max eaves height of 3m. Maximum height less than 4m. Materials to match existing.

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/a0hTv000006Zkyz>

**Application No:** EPF/0638/25

**Officer:** Klajdi Koci

**Location:** 39 Woodland Road, Loughton, IG10 1HQ

**Proposal:** Certificate of Lawful Development for proposed single storey 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/a0hTv000006ixSM>

**Application No:** EPF/0730/25

**Officer:** James Rogers

**Location:** 17 Southern Drive, Loughton, IG10 3BU

**Proposal:** Prior approval for a 6.00m deep single storey rear extension, height toe eaves 2.90m and maximum height 3.00m (The property already has a partial rear extension, but it does not make use of the full 6m. Currently 3.6m)

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/a0hTv000006rNav>

## **6 Decisions**

### **6.1 Decisions by Epping Forest District Council**

\* See decision notices for March 2025 (pages 5 – 10).

## **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**  
8 April 2025

**Agenda item 6.1 Decisions by Epping Forest District Council for March 2025**

Loughton Parish Ward	EPF no	Address details	Proposal	Decision Date	Decision	Decision level (ie delegated or Committee)
Buckhurst Hill East and Whitebridge	EPF/0261/25	14, Southern Drive, Loughton, IG10 3BU	Prior approval for a single storey rear extension 6m beyond rear wall; max height 2.80m; eaves height 2.50m. TPO/EPF/02/93 (Ref: T19)	03/03/2025	Not Required	Delegated Decision
	EPF/0010/25	7, Cleves Close, Loughton, IG10 3NN	T1: Field Maple - Crown reduce to previous points, as specified.	19/03/2025	Approve with Conditions	Delegated Decision
<b>Subtotal</b>	Count	2				
Loughton Fairmead	EPF/0171/25	32, Rochford Avenue, Loughton, IG10 2BS	Prior approval for a 4.30m deep single storey rear extension, height to eaves 2.28m and maximum height of 3.33m.	03/03/2025	Not Required	Delegated Decision
	EPF/0118/25	24, Colebrook Gardens, Loughton, IG10 2HS	Certificate of lawful development for a hip to gable and rear dormer roof extension.	11/03/2025	Lawful	Delegated Decision
	EPF/0170/25	32, Rochford Avenue, Loughton, IG10 2BS	Certificate of Lawful Development for proposed loft dormer and front porch.	19/03/2025	Lawful	Delegated Decision
<b>Subtotal</b>	Count	3				
Loughton Forest	EPF/0061/25	43, Habgood Road, Loughton, IG10 1HE	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.	06/03/2025	Not Required	Delegated Decision
	EPF/0115/25	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 & formation of hipped roof to existing first floor side extension.	06/03/2025	Approve with Conditions	Delegated Decision

		TPO/EPF/19/89 (Ref: A1, G2)			
EPF/2502/24	70, Spring Grove, Loughton, IG10 4QE	T1-8: Lombardy Poplar - Crown reduce height to previous points, as specified.	06/03/2025	Refuse	Delegated Decision
EPF/0285/25	9, Swan Lane, Loughton, IG10 4QW	Erection of two storey rear extension (renewal of lapsed consent EPF/2742/21).	07/03/2025	Approve with Conditions	Delegated Decision
		Ground Floor Rear Extension with two sky lights			
EPF/0005/25	62, Forest Road, Loughton, IG10 1EQ	Ensuite at First Floor passing 45 degree rule (With Pitched Roof).	07/03/2025	Refuse	Delegated Decision
		TPO/EPF/07/79			
EPF/2536/24	2, Station Road, Loughton, IG10 4NX	T1: Cedar - Prune lateral branches to clear building by 1.5m, as specified. Selectively thin lower canopy only by 10%, as specified. Crown lift by up to 3m from ground, as specified.	18/03/2025	Approve with Conditions	Delegated Decision
EPF/0163/25	12, The Avenue, Loughton, IG10 4PT	Addition of rear extension.	19/03/2025	Approve with Conditions	Delegated Decision
		Application for approval of details reserved by condition 4 'Construction Management' on planning application EPF/2105/24 (Prior approval for the formation of a first floor utilising the same design as the original house. The proposed upward extension wil			
EPF/0380/25	10, Sparelease Hill, Loughton, IG10 1BT		19/03/2025	Approve	Delegated Decision
		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).			
EPF/0199/25	31, Connaught Avenue, Loughton, IG10 4DS		21/03/2025	Approve with Conditions	Delegated Decision
		Construction of an ancillary garden structure, serving as a home office.			
EPF/0012/25	26, Station Road, Loughton, IG10 4NX		26/03/2025	Refuse	Delegated Decision

			(Construction had commenced, now paused until application determination).			
	EPF/0251/25	Twoony Mead, Nursery Road, Loughton, IG10 4EF	Front Boundary Walls and Gates TPO/EPF/18/99 (Ref: T13, T11)	26/03/2025	Approve with Conditions	Delegated Decision
	EPF/0048/25	Carlton House, Algers Road, Loughton, IG10 4RS	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.	28/03/2025	Approve with Conditions	Delegated Decision
<b>Subtotal</b>	Count	12				
Loughton Roding	EPF/2401/24	1, Langston Road, Loughton, IG10 3SD	Application for approval of details reserved by condition 3 (CEMP Ecology), condition 4 (Construction Method Statement), and condition 7 (Remediation) on planning permission EPF/0035/24 (Redevelopment of the site to provide a new self-storage facility (Us	04/03/2025	Split	Delegated Decision
	EPF/0417/25	1, Langston Road, Loughton, IG10 3SD	Application for approval of details reserved by condition 10 External Finishes on planning permission EPF/0035/24 (Redevelopment of the site to provide a new self-storage facility (Use Class B8), new light Industrial workspace / incubator units (Use Class	13/03/2025	Split	Delegated Decision
	EPF/0401/25	1, Langston Road, Loughton, IG10 3SD	Application for approval of details reserved by condition 11 (Biodiversity Enhancement Strategy) on planning permission EPF/0035/24	13/03/2025	Split	Delegated Decision



			(Redevelopment of the site to provide a new self-storage facility (Use Class B8), new light Industrial workspace / incubat			
	EPF/0110/25	12, Greenfields, Loughton, IG10 3HH	Single storey front entrance extension plus a single and two storey rear/side extension.	14/03/2025	Refuse	Delegated Decision
	EPF/0167/25	140, Borders Lane, Loughton, IG10 3SB	Certificate of lawful development for a proposed rear dormer window in connection with a loft conversion.	21/03/2025	Lawful	Delegated Decision
	EPF/0355/25	152, River Way, Loughton, IG10 3LL	Prior approval for a 6.0m deep single storey rear extension, height to eaves 2.90m, and maximum height 3.34m (FAST TRACK)	25/03/2025	Approve	Delegated Decision
<b>Subtotal</b>	Count	6				
Loughton St. John's	EPF/0361/25	13, Stanmore Way, Loughton, IG10 2SA	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	03/03/2025	Approve	Delegated Decision
	EPF/0213/25	26 Church Lane, Loughton, IG10 1PD	Proposed single and double storey side and rear extensions.	05/03/2025	Approve with Conditions	Delegated Decision
	EPF/0298/25	18B, York House, York Hill, Loughton, IG10 1RL	Approval of Details Reserved by Condition 4 foundation details of EPF/2161/24. (Ground floor side extension).	07/03/2025	Refuse	Delegated Decision
	EPF/0141/25	49 York Hill, Loughton, IG10 1HZ	York Hill Conservation Area  T1: Plum - Fell and replace.  T2: Yew, T3: Field Maple & T7: Bay - Reduce to previous points.	13/03/2025	Raise No Objection	Delegated Decision

		T4, T5, T6: Leylandii - Crown reduce height by up to 4m.			
EPF/2524/24	10, Pump Hill, Loughton, IG10 1RU	Application for approval of details reserved by condition 4 'Hard and Soft Landscaping' and condition 5 'Materials' on planning permission EPF/1203/23 allowed on appeal (Retrospective Planning Application for the Part Re-leveling of the Garden and Install	14/03/2025	Approve	Delegated Decision
EPF/0143/25	58, Church Hill, Loughton, IG10 1LB	Certificate of lawful development for a proposed rear dormer in connection with a loft conversion.	17/03/2025	Lawful	Delegated Decision
EPF/1743/24	16, Stanmore Way, Loughton, IG10 2SA	Variation to condition 2 on planning permission EPF/0979/23 (Demolition of existing detached dwelling house, and replacement with a two storey detached dwelling house with part basement and rooms in the roofspace. New landscape works to the front and rear	19/03/2025	Approve with Conditions	Delegated Decision
EPF/0227/25	68, Wellfields, Loughton, IG10 1NY	Certificate of lawful development for a proposed rear dormer and 3 roof lights to front roof slope.	19/03/2025	Lawful	Delegated Decision
EPF/0203/25	58, Church Hill, Loughton, IG10 1LB	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 ga	21/03/2025	Approve with Conditions	Delegated Decision
EPF/0145/25	Land and garages, Whitehills Road, Loughton, IG10 1TS	Existing garages enlarged, extended and reduced from 27no. garages to 21no. garages	24/03/2025	Refuse	Delegated Decision

		EPF/0250/25	31, The Uplands, Loughton, IG10 1NQ	Certificate of lawful development for a proposed garage conversion.	27/03/2025	Lawful	Delegated Decision
<b>Subtotal</b>	Count	11					
	Count	34					