



PLANNING AND LICENSING COMMITTEE

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

Monday 28 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
22 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 14 April 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/2593/24 – 97 Oakwood Hill, Loughton, IG10 3ER.

Proposal: Single storey rear extension and part double storey rear extension. (Appeal ref no: APP/J1535/ D/25/3363423 – Min no PL165.2)

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/a0XTv000001s4R3>

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 9 April 2025.

5 Planning Applications

To CONSIDER the planning applications received for the weeks 11 April and 18 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/0760/25

Officer: Kelly Sweeney

Location: 25 Carroll Hill, Loughton, IG10 1NL

Proposal: Demolition of the existing house and garage and erection of a new 3 storey family dwelling (2 full storeys and additional accommodation in roof space - no basement).

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/a0hTv000006vk5u>

5.2 **Householder Planning Permission:**

Application No: EPF/0637/25

Officer: Suleman Uddin

Location: 25 Church Hill, Loughton, IG10 1QP

Proposal: Demolition of existing garage and conservatory. Erection of single storey side and rear extension with rooflights. Cladding to gable ends and installation of flue and Juliette balcony.

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/a0hTv000006irRI>

Application No: EPF/0640/25

Officer: Samuel Finnis

Location: 41 Tycehurst Hill, Loughton, IG10 1BZ

Proposal: Proposed loft conversion, garage conversion 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/a0hTv000006j2VF>

Application No: EPF/0660/25

Officer: Klajdi Koci

Location: 15 Deepdene Road, Loughton, IG10 3PU

Proposal: Extensions to principal elevations of property relocating main entrance door.

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/a0hTv000006kYzJ>

Application No: EPF/0667/25

Officer: Alex Sadowsky

Location: 41 Wroths Path, Loughton, IG10 1SH

Proposal: Proposed garage conversion incorporating some external 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/a0hTv000006IBHV>

Application No: EPF/0681/25

Officer: Suleman Uddin

Location: 41 The Crescent, Loughton, IG10 4PY

Proposal: Demolition of existing conservatory, garage and outside toilet. Erection of 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/a0hTv000006mJ6Z>

Application No: EPF/0757/25

Officer: Rhian Thorley

Location: 5 Summerfield Road, Loughton, IG10 4JF

Proposal: Single storey front and rear extension with alterations to the rear patio.

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/a0hTv000006vHFB>

5.3 Removal/variation of conditions - Section 73 TCPA

Application No: EPF/0668/25

Officer: Alex Sadowsky

Location: 41 Wroths Path, Loughton, IG10 1SH

Proposal: Variation to Condition 4 of EPF/0679/86 (Proposed development: Revised elevations and floor layout for 9 approved houses - Wroths Path, Loughton.)

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/a0hTv000006l49b>

5.4 Consent under Tree Preservation Orders:

Application No: EPF/0772/25

Officer: Robin Hellier

Location: Rose Cottage 43 York Hill, Loughton, Essex IG10 1HZ

Proposal: TPO/EPF/03/87 (Ref: T8)

T1: Western Red Cedar - Fell and replace, 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/a0hTv000006ywSH>

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/0655/25

Officer: Klajdi Koci

Location: 3 Malvern Gardens, Loughton, IG10 3AD

Proposal: Certificate of Lawful Development for proposed rear extension and rear roof extension, dormer and front roof windows.

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/a0hTv000006jxZy>

Application No: EPF/0722/25

Officer: Klajdi Koci

Location: 25 Longcroft Rise, Loughton, IG10 3NB

Proposal: Certificate of Lawful Development for proposed 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/a0hTv000006rNO1>

Application No: EPF/0740/25

Officer: Klajdi Koci

Location: 70 The Crescent, Loughton, IG10 4PU

Proposal: Certificate of lawful development for a proposed hip to gable loft conversion with rear dormer with front 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/a0hTv000006sTXp>

Application No: EPF/0838/25

Officer: Rhian Thorley

Location: 28 Ollards Grove, Loughton, IG10 4DW

Proposal: Application for approval of details reserved by condition 4 (surface water) on planning permission EPF/0372/25 (Proposed basement under previously approved extension scheme under reference EPF/0941/24).

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/a0hTv000007FXSf>

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
22 April 2025