



# PLANNING AND LICENSING COMMITTEE

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

**Monday 12 May 2025**

at Loughton Town Council Chamber, 1 Buckingham Court, Rectory Lane,  
Loughton, IG10 2QZ

to transact the business shown in the agenda.

**This meeting will be preceded at 7.00pm by a presentation to the Committee on the  
proposed Re-Development of The Last Post, 227 High Road, IG10 1BB**

**Mark Squire**

**Town Clerk**

6 May 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 28 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 Notice of Appeal

##### 4.1.1 EPF/0145/25 – Land and garages, Whitehills Road, Loughton, IG10 1TS. Proposal: Existing garages enlarged, extended and reduced from 27no. garages to 21no. garages. (Appeal ref no: APP/J1535/ W/25/3363783 – 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/a0XTv000001s2aX>

**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 23 April 2025.

### 5 Planning Applications

To CONSIDER the planning applications received for the weeks 25 April and 2 May 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/0614/25

**Officer:** Caroline Brown

**Location:** 8 Ollards Grove, Loughton, IG10 4DW

**Proposal:** Demolition of existing site property for replacement with a three-storey residential development to create 7 dwellings, plus basement car parking.

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/a0hTv000006epef>

**Application No:** EPF/0781/25

**Officer:** Caroline Brown

**Location:** 227 High Road, Loughton, IG10 1BB

**Proposal:** Change of use of Pub (pub with food) to a shared space comprising of Health & Wellbeing, Retail, and Café on the ground floor and Offices to the first floor. Partial removal of existing rear buildings and all services, replacing with a new extension to the rear.

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/a0hTv0000072OGi>

**Application No:** EPF/0787/25

**Officer:** Mohinder Bagry

**Location:** 154 High Road, Loughton, IG10 4BE

**Proposal:** Retrospective permission to install exterior extraction and ducting work.

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/a0hTv0000072OOn>

## 5.2 **Householder Planning Permission:**

**Application No:** EPF/0240/25

**Officer:** Klajdi Koci

**Location:** Goldings Croft, Clays Lane, Loughton, IG10 2RZ

**Proposal:** Loft conversion with dormers.

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/a0hTv000005Oola>

**Application No:** EPF/0428/25

**Officer:** Klajdi Koci

**Location:** 11 Brooklyn Avenue, Loughton, IG10 1BL

**Proposal:** 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/a0hTv0000066Ufu>

**Application No:** EPF/0434/25

**Officer:** Klajdi Koci

**Location:** 5 Hogarth Reach, Loughton, IG10 3HP

**Proposal:** Conversion of garage into a habitable room and internal modifications.

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/a0hTv000006905Q>

**Application No:** EPF/0696/25

**Officer:** Samuel Finnis

**Location:** 8 Summerfield Road, Loughton, IG10 4JF

**Proposal:** Partial single, partial double storey rear extension, lower ground floor extension, alteration to existing main and garage roof and removal of chimney.

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/a0hTv000006ncFD>

**Application No:** EPF/0784/25

**Officer:** Samuel Finnis

**Location:** 29 Park Hill, Loughton, IG10 4ES

**Proposal:** Garage conversion plus a two storey front/side extension, single storey rear/side extension and a 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/a0hTv0000072OLZ>

**Application No:** EPF/0810/25

**Officer:** Suleman Uddin

**Location:** 71 Alderton Hill, Loughton, IG10 3JD

**Proposal:** Loft conversion with dormers.

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/a0hTv0000079azW>

**Application No:** EPF/0822/25

**Officer:** Klajdi Koci

**Location:** 121 Forest Road, Loughton, IG10 1EF

**Proposal:** Replacement of ground floor window with bay window. installation of additional window in the first floor front elevation and ground floor rear elevation.

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/a0hTv000007DEHF>

**5.3 Consent under Tree Preservation Orders:**

**Application No:** EPF/0854/25

**Officer:** Robin Hellier

**Location:** 20-22 Forest Road, Loughton, IG10 1DX

**Proposal:** TPO/EPF/07/80

T1: Horse Chestnut - Crown reduce height by up to 3m, as specified. Reduce lateral spread by up to 2m, as specified. Selective prune of lateral branches away from building to provide 1m clearance, 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/a0hTv000007Ha4f>

**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/0793/25

**Officer:** James Rogers

**Location:** 11 Wellfields, Loughton, IG10 1PB

**Proposal:** Prior approval for a 6.00m deep single storey rear extension, with height to eaves 2.63 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/a0hTv0000074Tyf>

**Application No:** EPF/0821/25

**Officer:** Klajdi Koci

**Location:** 121 Forest Road, Loughton, IG10 1EF

**Proposal:** Certificate of lawful development for a proposed loft conversion with a rear dormer and 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/a0hTv000007DEFd>

**Application No:** EPF/0848/25

**Officer:** Muhammad Rahman

**Location:** 1 Langston Road, Loughton, IG10 3SD

**Proposal:** Application for approval of details reserved by conditions 12 (Landscape and Environmental Management Plan - LEMP), 15 (Boundary Treatment), 16 (Secure by Design), 18 (Cycle Parking) and 19 (Workplace Travel Plan) 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 E(g)(iii)) and a new hotel (Use Class C1) with associated car and cycle parking, landscaping and other works ancillary to the development).

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/a0hTv000007HG5x>

**Application No:** EPF/0862/25

**Officer:** Yee Cheung

**Location:** 12 Lower Park Road, Loughton, IG10 4NA

**Proposal:** Application for approval of details reserved by Conditions 3, 5, 8 & 11 and granted permission on EPF/2584/24 (Variation of condition 2 'Plan no's' on planning permission EPF/1376/24 (Alterations and Extensions with Part Demolition to 12 Lower Park Road, with a replacement dwelling for 12a Lower Park Road).)

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/a0hTv000007JGDA>

## **6 Decisions**

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

\* See decision notices for April 2025.

## **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**  
6 May 2025

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

Loughton Parish Ward	EPF no	Address details	Proposal	Decision Date	Decision	Decision level (ie delegated or Committee)
Buckhurst Hill East and Whitebridge	EPF/0262/25	14, Southern Drive, Loughton, IG10 3BU	Part first floor rear extension.	02/04/2025	Approve with Conditions	Delegated Decision
	EPF/0023/25	12, The Meadway, Loughton, IG10 3AN	Retrospective planning application for a single storey rear extension.	09/04/2025	Approve with Conditions	Delegated Decision
	EPF/0348/25	36, Roding Gardens, Loughton, IG10 3NH	Proposed First Floor Rear extension and proposed loft conversion incorporating rear Dormer and raising off existing roof by 400mm.	09/04/2025	Approve with Conditions	Delegated Decision
	EPF/0313/25	4-4a, Valley Hill, Loughton, IG10 3AA	Demolition of existing buildings/structures and erection of 3 no. two-storey buildings to provide 1 no. commercial (Class E) unit fronting Valley Hill with a 2 bed flat above, 2 no. 2 bed dwellings at rear, and 2 no. 2 bed dwellings fronting Malvern Garde	14/04/2025	Refuse	Delegated Decision
<b>Subtotal</b>	4					
Loughton Fairmead	EPF/0269/25	Unit A, The Landmark, 32 Barrington Green, Loughton, IG10 2BA	Change of use of Unit A, into training, dance studio, associated incidental uses, and installation of AC unit.	02/04/2025	Approve with Conditions	Delegated Decision
	EPF/0329/25	6, Audley Gardens, Loughton, IG10 2EL	First floor side extension.	03/04/2025	Approve with Conditions	Delegated Decision
	EPF/0376/25	91, Willingale Road, Loughton, IG10 2DD	Certificate of Lawful Development for a proposed loft conversion with rear	14/04/2025	Lawful	Delegated Decision

			dormer, Juliet balcony and front skylights.			
	EPF/0527/25	St Thomas More RC Church site, Willingale Road, Loughton, IG10 2DD	Application for approval of details reserved by Condition 11 'Verification Report' on planning permission 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.	14/04/2025	Approve	Delegated Decision
	EPF/0456/25	98, Colebrook Lane, Loughton, IG10 2HN	Certificate of Lawful Development for the proposed demolition of existing dress dormers and construction of proposed full-width dormer to the rear of the property.	24/04/2025	Lawful	Delegated Decision
	EPF/0549/25	23, Hillyfields, Loughton, IG10 2JT	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.	28/04/2025	Not Required	Delegated Decision
	EPF/0522/25	140, Grosvenor Drive, Loughton, IG10 2LE	Prior approval for a 4.0m deep single storey rear extension, with height to eaves 2.30m and maximum height 2.70m. Knock through living room wall to create open plan living space and kitchen.	30/04/2025	Approve	Delegated Decision
<b>Subtotal</b>	<b>7</b>					
Loughton Forest	EPF/0354/25	National Westminster Bank Plc, 102 High Road, Loughton, IG10 4AS	The replacement of the external ATM	01/04/2025	Approve with Conditions	Delegated Decision

	EPF/0433/25	17, Habgood Road, Loughton, IG10 1HF	Prior approval for a 5.0m deep single storey rear extension (height to eaves 2.30m and maximum height 2.80m).	03/04/2025	Not Required	Delegated Decision
	EPF/0378/25	32, The Avenue, Loughton, IG10 4PX	Garage Extension, Rear Single Storey Extension, Loft Conversion (Revised scheme to EPF/2541/19).	09/04/2025	Approve with Conditions	Delegated Decision
	EPF/0310/25	26, Station Road, Loughton, IG10 4NX	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.	09/04/2025	Refuse	Delegated Decision
	EPF/0352/25	43, Alderton Hill, Loughton, IG10 3JD	Variation of condition 2 'plan numbers' of EPF/0754/24 (Demolition of existing house and construction of new detached dwelling).	10/04/2025	Approve	Delegated Decision
	EPF/0321/25	82, Algers Road, Loughton, IG10 4ND	Certificate of Lawful Development for proposed hip to gable loft conversion with rear dormer.	10/04/2025	Lawful	Delegated Decision
	EPF/0108/25	8, Connaught Avenue, Loughton, IG10 4DU	TPO/EPF/04/14 (T6, T7, T8)  G4: 3 x Lime - Crown reduce by up to 2m, as specified.	14/04/2025	Approve with Conditions	Delegated Decision
	EPF/0372/25	28, Ollards Grove, Loughton, IG10 4DW	Proposed basement under previously approved extension scheme under reference EPF/0941/24.	14/04/2025	Approve with Conditions	Delegated Decision
	EPF/0359/25	49, Lower Park Road, Loughton, IG10 4NB	Demolition of existing rear extension and construction of a single-storey rear and side infill extension. Extension of existing	16/04/2025	Approve with Conditions	Delegated Decision

			dormer at second floor. Changes to fenestration at side and rear.			
	EPF/0427/25	11, Brooklyn Avenue, Loughton, IG10 1BL	Certificate of lawful development for hip to gable roof extension and rear dormer in connection with a loft extension.	22/04/2025	Lawful	Delegated Decision
	EPF/0407/25	Footpath outside 222 High Road Loughton (Easting (x) 542322; Northing (y) 196358)	Advertisement consent for Installation of 1No. BT Street Hub Unit and associated advertisement panels on either side of the unit.	22/04/2025	Approve with Conditions	Delegated Decision
	EPF/0423/25	147, High Road, Loughton, IG10 4LY	1 x Fascia Sign (Sign A), 1 x Fascia Sign (Sign B), 1 x Window Vinyl (Sign C), 1 x metal sign to the right of the main door (Sign D), 1 x Fascia Sign (Sign E), 1 x Fascia Sign (Sign F), 1 x Fascia Sign (Sign G), 1 x Window Vinyl (Sign H), 1 x Window Vinyl	23/04/2025	Approve with Conditions	Delegated Decision
	EPF/0316/25	17, Tycehurst Hill, Loughton, IG10 1BX	TPO/CHI/02/70/A1  T1: Hornbeam - Selective prune of overhanging branches back to boundary line, as specified.	23/04/2025	Approve with Conditions	Delegated Decision
	EPF/0475/25	25, Upper Park, Loughton, IG10 4EY	Certificate of Lawful Development for a proposed hip to gable and rear dormer.	29/04/2025	Lawful	Delegated Decision
	EPF/0768/25	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 single-storey outrigger, repairs to the main roof, new altered window and entrance door openings with dormer	30/04/2025	Refuse	Delegated Decision

			windows, new entrance porch, and new stone detailing and painted render to the facade.			
	EPF/0476/25	25, Upper Park, Loughton, IG10 4EY	Proposed single storey rear extension and minor alterations to the first floor rear window.	30/04/2025	Approve with Conditions	Delegated Decision
	EPF/0448/25	Hawke House, Old Station Road, Loughton, IG10 4PL	Replacement sign on the building of Haslers at first floor level.	30/04/2025	Approve with Conditions	Delegated Decision
<b>Subtotal</b>	<b>17</b>					
Loughton Roding	EPF/0327/25	140, Borders Lane, Loughton, IG10 3SB	Proposed single-storey rear and side extension with a flat roof and rooflights. New fenestrations.	08/04/2025	Approve with Conditions	Delegated Decision
	EPF/0581/25	Bank Of England Printing Works, Langston Road, Loughton, IG10 3TN	Non-Material Amendment to EPF/0694/24 (Variation of condition 2 'Plan no's' on planning permission EPF/2895/22 (Loading bay extension to existing industrial facility, at Debden Security Printing Ltd. Langston Road, Loughton, IG10 3PB)	10/04/2025	Approve	Delegated Decision
	EPF/0353/25	8, Barfields Path, Loughton, IG10 3JJ	Proposed ground and part 1st floor rear extensions to an existing dwelling.	14/04/2025	Approve with Conditions	Delegated Decision
	EPF/0384/25	17 Austen Close  Loughton  IG10 3TX	Certificate of lawful development for a proposed addition of a new rear window.	16/04/2025	Lawful	Delegated Decision
	EPF/0391/25	15, Drayton Avenue, Loughton, IG10 3DF	Certificate of Lawful Development for proposed hip to gable loft conversion with rear dormer and front roof lights.	24/04/2025	Not Lawful	Delegated Decision

	EPF/0454/25	39, Barfields, Loughton, IG10 3JH	Proposed two storey side and part rear extension, single storey rear extension and extended front porch.	28/04/2025	Approve with Conditions	Delegated Decision
	EPF/0022/25	The Thomas Willingale County Primary School, The Broadway, Loughton, IG10 3SR	TPO/EPF/35/98  T1: Oak - Crown reduce by up to 4m, as specified.	29/04/2025	Approve with Conditions	Delegated Decision
	EPF/0460/25	11, Roydon Close, Loughton, IG10 3DN	Certificate of lawful development for a proposed loft conversion with rear box dormer including three roof lights.	29/04/2025	Lawful	Delegated Decision
	EPF/0469/25	53, Colson Road, Loughton, IG10 3RL	Prior approval for a 6.0m deep single storey rear extension, height to eaves 3.0m And maximum height 3.0m with materials to match that of the existing dwelling.	30/04/2025	Approve	Delegated Decision
	EPF/0552/25	9, Stonards Hill, Loughton, IG10 3EH	Prior approval for a 4.00m deep single storey rear extension, with height to eaves 2.87m and maximum height 4.00m.	30/04/2025	Approve	Delegated Decision
<b>Subtotal</b>	<b>10</b>					
Loughton St. John's	EPF/0496/25	18B, York House, York Hill, Loughton, IG10 1RL	Application for approval of details reserved by Condition 4 'Foundation Details' on EPF/2161/24 (Ground Floor Side Extension).	01/04/2025	Approve	Delegated Decision
	EPF/1955/24	34, Traps Hill, Loughton, IG10 1SZ	Proposed roof extensions involving front and rear dormers to facilitate a Loft conversion involving the previously approved two storey extension, a rear swimming pool enclosure, enlargement	04/04/2025	Approve with Conditions	Delegated Decision

			of pool changing room and garage and new front access gate.			
	EPF/0339/25	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.	04/04/2025	Approve with Conditions	Delegated Decision
	EPF/0284/25	6, Steeds Way, Loughton, IG10 1HX	York Hill Conservation Area  T2: Walnut - Crown reduce by up to 2m.  T3: Hawthorn - Crown reduce by up to 2m.	07/04/2025	Raise No Objection	Delegated Decision
	EPF/0671/25	3, Queens Road, Loughton, IG10 1RR	York Hill Conservation Area  T1: Acer - Crown reduce to previous points.  T2: Cherry - Crown reduce to previous points.  T3: Sycamore - Remove overhanging limb at 2m.	08/04/2025	Raise No Objection	Delegated Decision
	EPF/0272/25	Loughton Lodge, Steeds Way, Loughton, IG10 1HX	York Hill Conservation Area  T5: 1 x Oak, T6: 1 x Horse Chestnut and section of HG4 Laurel with Elm Group within 15 metres of the building - Fell to ground level and treat stumps.	15/04/2025	Withdrawn	Delegated Decision

	EPF/0403/25	62, Wellfields, Loughton, IG10 1NY	Two storey rear and side extension.	22/04/2025	Refuse	Delegated Decision
	EPF/0394/25	40, Marjorams Avenue, Loughton, IG10 1PU	Single storey outbuilding for ancillary use.	22/04/2025	Approve with Conditions	Delegated Decision
	EPF/0357/25	8, The Greens Close, Loughton, IG10 1QE	Single storey rear extension.	28/04/2025	Approve with Conditions	Delegated Decision
	EPF/0070/25	69, Roundmead Avenue, Loughton, IG10 1PZ	New two and single storey extensions to the rear, rear dormer, two front rooflights, new porch and internal alterations	30/04/2025	Approve with Conditions	Delegated Decision
<b>Subtotal</b>	10					
	48					