



PLANNING AND LICENSING COMMITTEE

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

Monday 31 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 March 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 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 Notice of Appeal

4.1.1 EPF/2468/24 – 26 Ladyfields, Loughton, IG10 3RP. Proposal: Erection of new one bedroom, two person, two storey self-build dwelling attached to the existing house (Revised scheme to EPF/2398/22 dismissed at Appeal). (Appeal ref no: APP/J1535/W/25/3361237– Min no PL149.1)

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/a0hTv0000047zqt>

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 and a site visit by an Inspector.

The Committee is asked if it wishes to comment further on the above appeal. The Planning Inspectorate requires all observations by 17 April 2025.

4.2 Planning Re-Consultation

4.2.1 Householder Planning Permission

EPF/0070/25 – 69 Roundmead Avenue, Loughton, IG10 1PZ. Proposal: New two and single storey extensions to the rear, rear dormer, two front rooflights, new porch and internal alterations. 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/a0hTv000004rKsj>

Epping Forest District Council have advised that the above Planning Application has been modified and as such would welcome the Committee's views.

5

Planning Applications

To CONSIDER the planning applications received for the weeks 14 March and 21 March 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/0323/25

Officer: Samuel Finnis

Location: The Lodge, Goldings Hill, Loughton, IG10 2RY

Proposal: Extensions to existing lodge and erection of two new detached houses fronting Goldings 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/a0hTv000005hwvY>

Application No: EPF/0489/25

Officer: Sukhvinder Dhadwar

Location: 69 Church Hill, Loughton, IG10 1QP

Proposal: 4no 3 bedroom houses in total, in a terrace configuration.

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/a0hTv000006ICKH>

5.2 Householder Planning Permission:

Application No: EPF/0476/25

Officer: Suleman Uddin

Location: 25 Upper Park, Loughton, IG10 4EY

Proposal: Proposed single storey rear extension and minor alterations to the first floor rear window.

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/a0hTv000006GHRF>

Application No: EPF/0514/25

Officer: Suleman Uddin

Location: 25 Upper Park, Loughton, IG10 4EY

Proposal: Proposed two 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/a0hTv000006PEfS>

Application No: EPF/0545/25

Officer: Mohinder Bagry

Location: 64 Roding Road, Loughton, IG10 3EF

Proposal: Retrospective application for part single storey full width rear extension part double storey 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/a0hTv000006WE9F>

Application No: EPF/0547/25

Officer: Mohinder Bagry

Location: 62 Forest Road, Loughton, IG10 1EQ

Proposal: Ground Floor Rear Extension with two sky 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/a0hTv000006WECT>

5.3 Consent to Display an Advertisement

Application No: EPF/0448/25

Officer: Caroline Brown

Location: Hawke House, Old Station Road, Loughton, IG10 4PL

Proposal: Replacement sign on the building of Haslers at first floor level.

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/a0hTv000006BOWR>

5.4 Consent under Tree Preservation Orders:

Application No: EPF/0481/25

Officer: Robin Hellier

Location: 1 Stony Path, Loughton, IG10 1SJ

Proposal: TPO/EPF/04/79

T24: Oak - Crown reduce by up to 2m, 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/a0hTv000006HCR7>

Application No: EPF/0492/25

Officer: Robin Hellier

Location: 4 Oakend House, Connaught Hill, Loughton, IG10 4DU

Proposal: TPO/EPF/28/89

T3: Oak - Crown reduce, 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/a0hTv000006Kwdt>

**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/0456/25

Officer: Klajdi Koci

Location: 98 Colebrook Lane, Loughton, IG10 2HN

Proposal: 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.

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/a0hTv000006D2gT>

Application No: EPF/0460/25

Officer: Suleman Uddin

Location: 11 Roydon Close, Loughton, IG10 3DN

Proposal: Certificate of lawful development for a proposed loft conversion with rear box dormer including three 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/a0hTv000006DJSo>

Application No: EPF/0469/25

Officer: James Rogers

Location: 53 Colson Road, Loughton, IG10 3RL

Proposal: 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.

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/a0hTv000006FJdB>

Application No: EPF/0475/25

Officer: Suleman Uddin

Location: 25 Upper Park, Loughton, IG10 4EY

Proposal: Certificate of Lawful Development for a proposed hip to gable and 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/a0hTv000006G6pE>

Application No: EPF/0496/25

Officer: Mohinder Bagry

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

Proposal: Application for approval of details reserved by Condition 4 'Foundation Details' on 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/a0hTv000006LXf5>

Application No: EPF/0522/25

Officer: James Rogers

Location: 140 Grosvenor Drive, Loughton, IG10 2LE

Proposal: 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.

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/a0hTv000006QuzC>

Application No: EPF/0527/25

Officer: Muhammad Rahman

Location: St Thomas More RC Church site, Willingale Road, Loughton, IG10 2DD

Proposal: 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.

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/a0hTv000006Rqn4>

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 March 2025