



PLANNING AND LICENSING COMMITTEE

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

Tuesday 27 May 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
20 May 2025

Membership:
Committee Membership to be confirmed
at the Annual Town Meeting on
21 May 2025

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 12 May 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/0012/25 – 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). (Appeal ref no: APP/J1535/ D/25/3364819 – Min no PL190.2)

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/a0hTv000004f0WR>

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 7 May 2025.

5 Planning Applications

To CONSIDER the planning applications received for the weeks 9 May and 16 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/0856/25

Officer: Rhian Thorley

Location: 28 Ollards Grove, Loughton, IG10 4DW

Proposal: Replacement Single Dwelling House.

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/a0hTv000007HtiP>

Application No: EPF/0897/25

Officer: Suleman Uddin

Location: 284 Job Centre, High Road, Loughton, IG10 1RH

Proposal: Installation of 4no condenser units on existing main 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/a0hTv000007SS0X>

5.2 Removal/variation of conditions - Section 73 TCPA

Application No: EPF/0855/25

Officer: Muhammad Rahman

Location: 1 Langston Road, Loughton, IG10 3SD

Proposal: Variation to timing of Condition 8 (EVCP) attached to approved consent 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 (Revised Scheme to EPF/1204/22).)

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/a0hTv000007Htbx>

5.3 Householder Planning Permission:

Application No: EPF/0519/25

Officer: Suleman Uddin

Location: 3 Highland Avenue, Loughton, IG10 3AJ

Proposal: Proposed ground floor rear extension and 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/a0hTv000006Q2dp>

Application No: EPF/0715/25

Officer: Samuel Finnis

Location: 16 Dunmow Close, Loughton, IG10 3AS

Proposal: Loft conversion with dormers and front skylights.

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/a0hTv000006pFMX>

Application No: EPF/0840/25

Officer: Klajdi Koci

Location: 55 Spring Grove, Loughton, IG10 4QD

Proposal: Proposed first floor extension and loft rooms.

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/a0hTv000007GSnV>

Application No: EPF/0873/25

Officer: Klajdi Koci

Location: 43 The Uplands, Loughton, IG10 1NQ

Proposal: 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/a0hTv000007LwJa>

Application No: EPF/0878/25

Officer: Mohinder Bagry

Location: 15 Drayton Avenue, Loughton, IG10 3DF

Proposal: Erection of a 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/a0hTv000007NE6M>

Application No: EPF/0901/25

Officer: Mohinder Bagry

Location: 12 Greenfields, Loughton, IG10 3HH

Proposal: Single and two storey rear extension plus the conversion of existing attached brick storage rooms to a utility room.

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/a0hTv000007TEBd>

Application No: EPF/0907/25

Officer: Mohinder Bagry

Location: 46 Upper Park, Loughton, IG10 4EQ

Proposal: Proposed new main roof, incorporating a new loft conversion with a flat roof rear dormer with a Juliet 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/a0hTv000007WFB2>

5.4

Consent under Tree Preservation Orders:

Application No: EPF/0903/25

Officer: Robin Hellier

Location: 68 Habgood Road, Loughton, IG10 1HE

Proposal: TPO/EPF/25/94 (Ref: A1)

A1: Ash - Crown reduce height and spread by up to 3m, as specified.

NB: The permitted specification of works is detailed in the conditions below.

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/a0hTv000007TPBv>

Application No: EPF/0904/25

Officer: Robin Hellier

Location: 26 Pyrles Lane, Loughton, IG10 2NH

Proposal: TPO/EPF/31/89

T2: Oak - Crown reduce height by up to 4m and blend into upper crown, as specified.

NB: The permitted specification of works is detailed in the conditions below.

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/a0hTv000007TY3t>

Application No: EPF/0911/25

Officer: Robin Hellier

Location: 2 Clays Lane, Loughton, IG10 2RZ

Proposal: TPO/EPF/42/91 (Ref: T5)

T1: Corsican Pine - Fell and replace, as specified.

NB: The permitted specification of works is detailed in the conditions below.

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/a0hTv000007WnMZ>

Application No: EPF/0983/25

Officer: Robin Hellier

Location: Carlton House, Algernon Road, Loughton, IG10 4RS

Proposal: TPO/EPF/18/99 (Ref: T12, T10, T3)

T17, T27: Bird Cherry - Crown reduce to previous points, as specified.

T19: Ash - Crown reduce to previous points, as specified.

NB: The permitted specification of works is detailed in the conditions below.

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/a0hTv000007mOIX>

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/0883/25

Officer: Klajdi Koci

Location: 72 Alderton Hall Lane, Loughton, IG10 3HE

Proposal: Certificate of Lawful Development for proposed loft conversion including main roof extension to the rear with Juliet balcony, removal of chimney, internal alterations and outbuilding.

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/a0hTv000007OOmj>

Application No: EPF/0962/25

Officer: Muhammad Rahman

Location: 7 Brooklyn Avenue, Loughton, IG10 1BL

Proposal: Approval of Details Reserved by Condition 4 'Surface Water Drainage' of EPF/0144/23 allowed on appeal (Proposed detached 3 bedroom dwelling in an existing side garden).

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/a0hTv000007hYVR>

Application No: EPF/0965/25

Officer: Suleman Uddin

Location: 59 Valley Hill, Loughton, IG10 3AL

Proposal: Certificate of Lawful Development for a proposed hip to gable loft conversion with rear dormer and front roof light.

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/a0hTv000007icDe>

Application No: EPF/0966/25

Officer: Rhian Thorley

Location: 32 Lushes Road, Loughton, IG10 3QB

Proposal: Certificate of lawful development for a proposed care home for disadvantaged children.

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/a0hTv000007in7R>

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

7.1.1 Application for a New Premises licence – Refan Beauty Ltd, 38C Chigwell Lane, Loughton, IG10 3NY

* See attached notice on page 6.

8 Enforcement and Compliance

8.1 To ADVISE the Committee of any updates to the reports previously received.

Mark Squire
TOWN CLERK
20 May 2025

Agenda item 7.1.1

Application for a New Premises licence – Refan Beauty Ltd, 38C Chigwell Lane, Loughton, IG10 3NY



Register of Licence applications received.

Date application received: 13th May 2025 Applicant name:

Address of Premises: Refan Beauty Ltd, 38C Chigwell Lane, Loughton, Essex, IG10 3NY

Brief details of the nature of the application:

The above premises is a grocery shop and now wishes to sell alcohol for off sales Monday to Sunday 10:00 to 19:00. Opening times of premises will be Monday to Sunday 10:00 to 19:00.

Any representations regarding the above application should be made within 28 days of the day above, to:

Epping Forest District Council
Licensing Unit
High Street
Epping
CM16 4BZ

Or licensing@eppingforestdc.gov.uk