



PLANNING AND LICENSING COMMITTEE

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

Monday 23 June 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
17 June 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 9 June 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 Epping Forest District Council, Planning Committee A to consider Planning Application EPF/0137/25 – 45 Sparelease Hill, IG10 1BS

Notification has been received from Epping Forest District Council that the above planning application, is listed for consideration by Planning Committee A, at its meeting on Wednesday, 25 June 2025 at 7pm.

The Committee is asked whether a member will attend this meeting to make representations on behalf of the Loughton Town Council Planning Committee having previously objected to this proposal.

5 Planning Applications

To CONSIDER the planning applications received for the weeks 6 June and 13 June 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:

No Matters Listed Under This Permission.

5.2 Householder Planning Permission:

Application No: EPF/0872/25

Officer: Klajdi Koci

Location: 20 Brooklyn Avenue, Loughton, IG10 1BL

Proposal: Erection of single-storey side/front extension.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000007Kni8>

Application No: EPF/1014/25

Officer: Klajdi Koci

Location: 12 The Meadway, Loughton, IG10 3AN

Proposal: Single storey rear extension with pitched roof.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000007rxtx>

Application No: EPF/1033/25

Officer: Mohinder Bagry

Location: 15 Roundmead Close, Loughton, IG10 1QD

Proposal: Demolition of existing garage and build two storey extension.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000007xwwn>

Application No: EPF/1038/25

Officer: Caroline Brown

Location: 56 Hereward Green, Loughton, IG10 2HF

Proposal: Proposed erection of detached building for use as ancillary residential annexe.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000007ygeg>

Application No: EPF/1102/25

Officer: Klajdi Koci

Location: 21 Wellfields, Loughton, IG10 1PB

Proposal: Retrospective consent for 4 no linked air conditioning units to the side of the house.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000008BdMP>

Application No: EPF/1107/25

Officer: Suleman Uddin

Location: 44 Upper Park, Loughton, IG10 4EQ

Proposal: Installation of a fence and gate (retrospective).

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000008DSY9>

Application No: EPF/1108/25

Officer: Suleman Uddin

Location: 44 Upper Park, Loughton, IG10 4EQ

Proposal: Construction of 2no. outbuildings in rear garden (retrospective).

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000008DOxb>

5.3 Consent under Tree Preservation Orders:

Application No: EPF/1125/25

Officer: Robin Hellier

Location: Shelter 17m From 59 Maple Gate 7m From A1168, Rectory Lane, Loughton, IG10 1PR

Proposal: TPO/EPF/03/88 (Ref: T1, T2, T5, G1, G2)

G1: Ash - Selective prune away from street lighting, signage and footpath, as specified. Crown lift by up to 5.2m, as specified.

T2: Ash - Selective prune away from street lighting, as specified. Remove epicormic growth up to 5.2m from ground, as specified.

T3: Ash - Crown lift by up to 5.2m away from bus shelter, as specified.

T4, G5: Lime - Crown lift by up to 5.2m, as specified.

If you are viewing this report in an electronic format, click on the link below to view related documents including plans

<https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000008HLjN>

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/1025/25

Officer: Suleman Uddin

Location: 60 The Uplands, Loughton, IG10 1NH

Proposal: Certificate of Lawful Development for a 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://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000007v7SA>

6 Decisions

6.1 Decisions by Epping Forest District Council

* See decision notices for May 2025 (pages 4 – 9).

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 Street Trading application: Outside 216, High Road, Loughton, IG10 1ET

Brief details of the nature of the application:

To sell Costume Jewellery, Keyrings and Hair Accessories Monday to Sunday
08:00 - 17:00

(See attached notice – page 10).

8 Enforcement and Compliance

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

Mark Squire
TOWN CLERK
17 June 2025

Agenda item 6.1 Decisions by Epping Forest District Council for May 2025

Loughton Parish Ward	EPF no	Address details	Proposal	Decision Date	Decision	Decision level (ie delegated or Committee)
Buckhurst Hill East and Whitebridge	EPF/0794/25	14, Southern Drive, Loughton, IG10 3BU	Non Material Amendment to EPF/0262/25 (Part first floor rear extension).	07/05/2025	Approve	Delegated Decision
	EPF/0444/25	16, Kenilworth Gardens, Loughton, IG10 3AG	Rear single story extension with single story side addition for bicycle storage, change of existing flat roof to pitched with gable end, internal remodelling and amendment to front porch.	09/05/2025	Approve with Conditions	Delegated Decision
	EPF/0588/25	66, Valley Hill, Loughton, IG10 3AT	Part first floor rear extension over ground floor extension with wider apex/gable roof.	09/05/2025	Approve with Conditions	Delegated Decision
Subtotal	3					
Loughton Fairmead	EPF/0053/25	Highgrove Close, Loughton IG10 2FD (formerly land to the rear of 33-37 Hillyfields, Loughton, IG10 2PT)	Variation to condition 2 'Plan no's on EPF/1586/21 (Construction of a 4 bedroom two storey dwelling with associated parking and landscaping) allowed on appeal.	02/05/2025	Approve with Conditions	Delegated Decision
	EPF/0550/25	23, Hillyfields, Loughton, IG10 2JT	Certificate of Lawful Development for a proposed loft conversion with hip to gable wall, rear dormer and three roof lights on front roof slope.	07/05/2025	Lawful	Delegated Decision
	EPF/0572/25	119, Burney Drive, Loughton, IG10 2DY	Certificate of lawful development for a proposed single storey rear extension. Max eaves height of 3m. Maximum	09/05/2025	Lawful	Delegated Decision

			height less than 4m.Materials to match existing.			
Subtotal	3					
Loughton Forest	EPF/0402/25	86, Homecherry House, High Road, Loughton, IG10 4QU	TPO/EPF/09/82 (Ref: T2, T3) T1, T2: Sycamore - Crown reduce to previous pruning points, as specified.	01/05/2025	Approve with Conditions	Delegated Decision
	EPF/0838/25	28, Ollards Grove, Loughton, IG10 4DW	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).	02/05/2025	Approve	Delegated Decision
	EPF/0333/25	3, Brooklyn Avenue, Loughton, IG10 1BJ	Loft conversion with hip to gable, rear dormer and 4 number roof lights to the front roof slope.	06/05/2025	Approve with Conditions	Delegated Decision
	EPF/0514/25	25, Upper Park, Loughton, IG10 4EY	Proposed two storey side extension.	09/05/2025	Approve with Conditions	Delegated Decision
	EPF/0547/25	62, Forest Road, Loughton, IG10 1EQ	Ground Floor Rear Extension with two sky lights.	12/05/2025	Approve with Conditions	Delegated Decision
	EPF/0492/25	4, Oakend House, Connaught Hill, Loughton, IG10 4DU	TPO/EPF/28/89 T3: Oak - Crown reduce, as specified.	12/05/2025	Approve with Conditions	Delegated Decision
	EPF/0465/25	20, Albion Park, Loughton, IG10 4RB	TPO/EPF/05/87 T1: Horse Chestnut - Crown reduce to previous points, as specified. TPO/EPF/27/88	16/05/2025	Approve with Conditions	Delegated Decision

			T6: Willow - Crown reduce to previous points, as specified.			
	EPF/0638/25	39, Woodland Road, Loughton, IG10 1HQ	Certificate of Lawful Development for proposed single storey side extension.	16/05/2025	Lawful	Delegated Decision
	EPF/0640/25	41, Tycehurst Hill, Loughton, IG10 1BZ	Proposed loft conversion, garage conversion and front porch.	20/05/2025	Refuse	Delegated Decision
	EPF/0681/25	41, The Crescent, Loughton, IG10 4PY	Demolition of existing conservatory, garage and outside toilet. Erection of single storey rear extension.	21/05/2025	Approve with Conditions	Delegated Decision
	EPF/0740/25	70, The Crescent, Loughton, IG10 4PU	Certificate of lawful development for a proposed hip to gable loft conversion with rear dormer with front roof lights.	21/05/2025	Lawful	Delegated Decision
	EPF/0784/25	29, Park Hill, Loughton, IG10 4ES	Garage conversion plus a two storey front/side extension, single storey rear/side extension and a first floor side extension.	23/05/2025	Approve with Conditions	Delegated Decision
Subtotal	12					
Loughton Roding	EPF/0828/25	1, Langston Road, Loughton, IG10 3SD	Non Material Amendment to 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 par	02/05/2025	Approve	Delegated Decision
	EPF/1574/24	6, Tewkesbury Close, Loughton, IG10 3NT	Variation of condition 3 and Removal of condition 4 of EPF/2688/23 (Change of use from waste land to garden).	06/05/2025	Approve with Conditions	Committee B

	EPF/0455/25	1, Langston Road, Loughton, IG10 3SD	Application for approval of details reserved by condition 9 (Hard and Soft Landscaping) 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 (06/05/2025	Split	Delegated Decision
	EPF/2454/24	1, Langston Road, Loughton, IG10 3SD	Application for approval of details reserved by condition 5'Tree Protection Plan, Arboricultural Method Statement, and monitoring' on planning permission EPF/0035/24 (Redevelopment of the site to provide a new self-storage facility (Use Class B8), new lig	07/05/2025	Split	Delegated Decision
	EPF/0545/25	64, Roding Road, Loughton, IG10 3EF	Retrospective application for part single storey full width rear extension part double storey extension.	08/05/2025	Approve with Conditions	Delegated Decision
	EPF/2529/24	10, Barncroft Green, Loughton, IG10 3ET	Application for approval of details reserved by condition 3 'Contamination' on application EPF/0212/21 (Proposed new dwelling and alterations to fenestration on existing house).	14/05/2025	Approve	Delegated Decision
	EPF/0655/25	3, Malvern Gardens, Loughton, IG10 3AD	Certificate of Lawful Development for proposed rear extension and rear roof extension, dormer and front roof windows.	15/05/2025	Lawful	Delegated Decision
	EPF/0660/25	15, Deepdene Road, Loughton, IG10 3PU	Extensions to principal elevations of property relocating main entrance door.	20/05/2025	Refuse	Delegated Decision
Subtotal	8					

Loughton St. John's	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.	07/05/2025	Raise No Objection	Delegated Decision
	EPF/0842/25	48, Baldwins Hill, Loughton, IG10 1SF	Baldwin's Hill Conservation Area T1, T2, T3: 3 x Poplar - Pollard to 6m above ground level. T4: Cedar - Crown reduce by up to 3m. G1: Conifers - Reduce height by up to 4m.	07/05/2025	Raise No Objection	Delegated Decision
	EPF/0875/25	6, Steeds Way, Loughton, IG10 1HX	York Hill Conservation Area T1: Holly - Fell. T2: Apple - Fell. T3 & T4: Leyland cypress - Fell. T5: Sycamore - Fell. T6: Leyland cypress - Crown reduce by up to 1.5m.	07/05/2025	Raise No Objection	Delegated Decision
	EPF/0667/25	41, Wroths Path, Loughton, IG10 1SH	Proposed garage conversion incorporating some external alterations.	09/05/2025	Approve with Conditions	Delegated Decision
	EPF/0481/25	1 Stony Path, Loughton, IG10 1SJ	TPO/EPF/04/79	12/05/2025	Approve with Conditions	Delegated Decision

			T24: Oak - Crown reduce by up to 2m, as specified.			
	EPF/0668/25	41, Wroths Path, Loughton, IG10 1SH	Variation to Condition 4 of EPF/0679/86 (Proposed development: Revised elevations and floor layout for 9 approved houses - Wroths Path, Loughton.)	21/05/2025	Refuse	Delegated Decision
	EPF/0637/25	25, Church Hill, Loughton, IG10 1QP	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.	21/05/2025	Approve with Conditions	Delegated Decision
	EPF/1060/25	28, The Summit, Loughton, IG10 1SW	T1 & T2 - Pines to be dead wooded	21/05/2025	Withdrawn	Delegated Decision
	EPF/0760/25	25, Carroll Hill, Loughton, IG10 1NL	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).	27/05/2025	Approve with Conditions	Delegated Decision
Subtotal	9					
	35					

Agenda Item 7.1

Street Trading application: Outside 216, High Road, Loughton, IG10 1ET



Register of Street Trading application received.

Date application received: 12th June 2025

Applicant name: Julie Martin

Address of Premises: Outside 216, High Road, Loughton, IG10 1ET

Brief details of the nature of the application:

To sell Costume Jewellery, Keyrings and Hair Accessories Monday to Sunday
08:00 - 17:00

Any representations regarding the above application should be made by

3 July 2025, to:

Epping Forest District Council Licensing
Department

The Gate House North Weald
Epping

CM16 6HR

Or licensing@eppingforestdc.gov.uk