



PLANNING AND LICENSING COMMITTEE

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

Monday 7 July 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
1 July 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 23 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.
- 5 Planning Applications**
To CONSIDER the planning applications received for the weeks 20 June and 27 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:**
Application No: EPF/1047/25
Officer: Yee Cheung
Location: 18, Chigwell Lane, Loughton, IG10 3RW
Proposal: Construction of a two storey two bedroom self-build 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/a0hTv00000817m1>
 - Application No:** EPF/1109/25
Officer: Mohinder Bagry
Location: 139 High Road, Loughton, IG10 4LT
Proposal: Proposed single storey rear extension, new front façade & air conditioning unit to rear and change of use from Sewing repair shop use class E to accountant's office use class E(c).
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/a0hTv000008DKNj>
 - Application No:** EPF/1117/25
Officer: Mohinder Bagry
Location: Imprimo Park, Unit 6a Oc Tanner Ltd, Lenthall Road, Loughton, IG10 3UF
Proposal: External alterations to existing building including rooftop PV panels; alterations to car parking including provision of EV charging spaces, cycle store, landscaping and lighting; and associated development.

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/a0hTv000008FT1v>

Application No: EPF/1129/25

Officer: Muhammad Rahman

Location: 121, Roding Road, Loughton, IG10 3BS

Proposal: Extensions and alterations to provide 4x new residential apartments and associated amenity space and 1x new retail premises.

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/a0hTv000008HsPB>

Application No: EPF/1156/25

Officer: Suleman Uddin

Location: 179-181, High Road, Loughton, IG10 4LF

Proposal: Adaptation of existing kitchen extract system and reinstatement to original position.

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/a0hTv000008Oqlc>

Application No: EPF/1222/25

Officer: Mohinder Bagry

Location: Unregistered land along rear of 18-32 Witham Close IG10 3BQ

Proposal: Garden to be restored to woodland. Remove buildings and fencing within (regain access for all residents).

This is a group application for the residents of 18-30 Witham Close.

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/a0hTv000008qnR7>

5.2 Removal/variation of conditions - Section 73 TCPA

Application No: EPF/1171/25

Officer: Sukhvinder Dhadwar

Location: 8 Barfields Path, Loughton, IG10 3JJ

Proposal: Variation of condition 2 approved plans of EPF/0353/25 (Proposed ground and part 1st floor rear extensions to an existing dwelling).

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/a0hTv000008UFg9>

5.3 Householder Planning Permission:

Application No: EPF/0703/25

Officer: Omair Babar

Location: 104, Roding Road, Loughton, IG10 3EJ

Proposal: Single storey rear extension and rear dormer loft conversion.

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/a0hTv000006oBeL>

Application No: EPF/1049/25

Officer: Klajdi Koci

Location: 21 Parkmead, Loughton, IG10 3JW

Proposal: Loft conversion and rear single 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/a0hTv0000081599>

Application No: EPF/1119/25

Officer: Samuel Finnis

Location: 2 Clays Lane, Loughton, IG10 2RZ

Proposal: Extension to rear and side of property, and associated landscape works.

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/a0hTv000008FaL8>

Application No: EPF/1148/25

Officer: Klajdi Koci

Location: 27 Conyers Way, Loughton, IG10 2AB

Proposal: 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/a0hTv000008LsIz>

Application No: EPF/1151/25

Officer: Mohinder Bagry

Location: 23 Higher Still, Church Lane, Loughton, IG10 1PD

Proposal: Balcony to rear elevation.

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/a0hTv000008MryI>

Application No: EPF/1166/25

Officer: Mohinder Bagry

Location: 10, Ashfields, Loughton, IG10 1SB

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://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000008TTja>

Application No: EPF/1208/25

Officer: Sukhvinder Dhadwar

Location: 61, Traps Hill, Loughton, IG10 1TD

Proposal: Replacement walls and gates.

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/a0hTv000008eetN>

Application No: EPF/1240/25

Officer: Omair Babar

Location: 37, Highland Avenue, Loughton, IG10 3AH

Proposal: Demolish existing sunroom and replace with 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/a0hTv000008lJAf>

5.4 Consent under Tree Preservation Orders:

Application No: EPF/1218/25

Officer: Robin Hellier

Location: Street Record, Westfield, Loughton, IG10 4EB

Proposal: TPO/CHI/01/72 (Ref: A1)

T1: Lime - Crown reduce to previous points, 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/a0hTv000008g00c>

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/1128/25

Officer: Mohinder Bagry

Location: 1 Champions, Loughton, IG10 2SG

Proposal: Certificate of Lawful Development for a proposed single storey side 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/a0hTv000008HVQz>

Application No: EPF/1134/25

Officer: Klajdi Koci

Location: 27, Grosvenor Drive, Loughton, IG10 2JX

Proposal: Certificate of Lawful Development for a Proposed rear dormer loft conversion and all associated works.

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/a0hTv000008IJaf>

Application No: EPF/1167/25

Officer: Samuel Finnis

Location: 16 Eleven Acre Rise, Loughton, IG10 1AN

Proposal: Application for approval of details reserved by condition 7 (Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority) on planning permission EPF/1033/23 (demolish existing house. Replace with 2 detached houses).

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/a0hTv000008UFUr>

Application No: EPF/1186/25

Officer: Klajdi Koci

Location: 27, Torrington Gardens, Loughton, IG10 3TB

Proposal: Certificate Of Lawful Development for a Proposed Loft conversion consisting of rear dormer and sky lights to the front.

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/a0hTv000008Z9rp>

Application No: EPF/1191/25

Officer: James Rogers

Location: 27 Torrington Gardens, Loughton, IG10 3TB

Proposal: Prior approval for a 4.00m deep single storey rear extension, height to eaves 2.40m and maximum height 3.50m.

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/a0hTv000008a7ZR>

Application No: EPF/1217/25

Officer: James Rogers

Location: 3 Malvern Gardens, Loughton, IG10 3AD

Proposal: Prior approval for a 4.50m deep single storey rear extension, height to eaves 3.40m and maximum height 3.45m.

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/a0hTv000008fsmD>

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 Pavement Licence Application

Application for a Pavement Licence – Fable Stores, 202-204 High Road, Loughton, IG10 1ET

An application for a Pavement Licence for the above premises was received for 18 tables, 36 chairs and 3 umbrellas to be placed on the highway from 08:00 to 21:00 Sunday – Thursday; and 7:00 to 21:00 Monday to Sunday (with accompanying planters)

All comments or representations should be submitted no later than 9th July 2025

8 Enforcement and Compliance

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

Mark Squire
TOWN CLERK
1 July 2025