



PLANNING AND LICENSING COMMITTEE

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

Monday 8 September 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

2 September 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 18 August 2025, amended from those circulated to read as follows:

1. Committee Members: Councillors: S Murphy (amended from S Murray)
2. Min no PL294.3, to include the word "match" at the end of first sentence of the final paragraph: to read "The drawings submitted of the land do not match".

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 Consultation on Waltham Abbey Masterplan – Min no PL296

Epping Forest District Council have advised that the public consultation on the Waltham Abbey North (WAN) Strategic Masterplan Framework will take place over 8 weeks from 22 July until 16 September 2025. Comments are invited and can be made by visiting the following link:

www.manoroakhomes.co.uk/project/waltham-abbey-north-masterplan/

This item was deferred from the previous Planning & Licensing Committee meeting, to allow members further time to review this consultation.

5 Planning Applications

To CONSIDER the planning applications received for the weeks 15 August, 22 August and 29 August 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/0763/25

Officer: Yee Cheung

Location: 2A, Pump Hill, Loughton, IG10 1RT

Proposal: Demolition of existing dwelling to be replaced with 3no. 3 bedroom dwellings with attached garage and off road parking.

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/a0hTv000006wMXI>

Application No: EPF/1595/25

Officer: Kelly Sweeney

Location: The Warren, Epping Forest, Loughton , IG10 4AA

Proposal: Installation of an Air Source Heat Pump (ASHP) system and associated infrastructure.

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/a0hTv00000AENi9>

Application No: EPF/1624/25

Officer: Yee Cheung

Location: Beech Farm, High Road, Loughton, IG10 4JJ

Proposal: Demolition of existing buildings and the construction of 2 no. new dwellings together with access from High Road 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/a0hTv00000AJwnK>

Application No: EPF/1646/25

Officer: Sukhvinder Dhadwar

Location: 69 Church Hill, Loughton, IG10 1QP

Proposal: Demolition of existing dwelling house and construction of 4 no. 4 bedroom houses, in a terrace configuration. (Amended application to EPF/1014/24).

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/a0hTv00000AQSe1>

5.2 Removal/variation of conditions - Section 73 TCPA

Application No: EPF/1055/25

Officer: Loredana Ciavucco

Location: 186 Forest Road, Loughton, IG10 1EG

Proposal: Change of use of the premises from mixed use mechanics workshop and offices to a piano workshop and showroom, the erection of a single storey extension and alterations to the front of the building.

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/a0hTv00000820H4>

Application No: EPF/1534/25

Officer: Yee Cheung

Location: 43 Alderton Hill, Loughton, IG10 3JD

Proposal: Variation of condition 2 'plan numbers' of EPF/0754/24 (Demolition of existing house and construction of new detached 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/a0hTv00000A0o0f>

5.3 Householder Planning Permission:

Application No: EPF/1498/25

Officer: Rhian Thorley

Location: 15 Sparelease Hill, Loughton, IG10 1BS

Proposal: Proposed extension and refurbishment 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://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000009rea4>

Application No: EPF/1540/25

Officer: Loredana Ciavucco

Location: 41 Tycehurst Hill, Loughton, IG10 1BZ

Proposal: Partial garage conversion, infill of existing porch space with canopy, lanterns to existing single-storey extension and creation of rear terrace.

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/a0hTv00000A2kSP>

Application No: EPF/1549/25

Officer: Mohinder Bagry

Location: 34 Shaftesbury, Loughton, IG10 1HN

Proposal: Proposed ground 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://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000A5SVm>

Application No: EPF/1551/25

Officer: Suleman Uddin

Location: 41 Spareleaze Hill, Loughton, IG10 1BS

Proposal: Erection of two-storey rear and front extensions, loft conversion, and roof replacement featuring front rooflights and rear dormers, removal of chimneys, alterations to windows and external materials.

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/a0hTv00000A6EqX>

Application No: EPF/1569/25

Officer: Mohinder Bagry

Location: 131A Englands Lane, Loughton, IG10 2QL

Proposal: Proposed ground floor rear extension, internal alterations, floor plan redesign 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/a0hTv00000A8szx>

Application No: EPF/1570/25

Officer: Rhian Thorley

Location: 11 Wellfields, Loughton, IG10 1PB

Proposal: Proposed two storey front and rear extensions.

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/a0hTv00000A8t1Z>

Application No: EPF/1600/25

Officer: Loredana Ciavucco

Location: 16 Albion Park, Loughton, IG10 4RB

Proposal: Proposed garage conversion, creation of first floor over and two storey rear extension with lower ground floor, new roof over with loft rooms and inserted roof balcony. Level off rear garden.

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/a0hTv00000AErOV>

Application No: EPF/1601/25

Officer: Rhian Thorley

Location: 16 Coteford Close, Loughton, IG10 2NT

Proposal: Demolition of existing porch and garage and replacement with new porch and study/storage space.

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/a0hTv00000AFq0X>

Application No: EPF/1613/25

Officer: Mohinder Bagry

Location: 64 Forest Road, Loughton, IG10 1EQ

Proposal: Single storey rear/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/a0hTv00000AHwD8>

Application No: EPF/1619/25

Officer: Yee Cheung

Location: 12 Lower Road, Loughton, IG10 2RS

Proposal: Proposed 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://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000AJ8qY>

Application No: EPF/1620/25

Officer: Rhian Thorley

Location: 164 Roding Road, Loughton, IG10 3BS

Proposal: Demolition of existing rear single storey extension and erection of single storey rear extension with raised patio.

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/a0hTv00000AJ8vN>

Application No: EPF/1621/25

Officer: Rhian Thorley

Location: 30 Forest Way, Loughton, IG10 1JG

Proposal: Erection of a freestanding, single-storey timber-framed greenhouse.

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/a0hTv00000AJ8Qk>

Application No: EPF/1632/25

Officer: Rhian Thorley

Location: 20 Sparelease Hill, Loughton, IG10 1BT

Proposal: Erection of a single-storey rear infill 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/a0hTv00000AKGVu>

Application No: EPF/1648/25

Officer: Rhian Thorley

Location: 36 Tycehurst Hill, Loughton, IG10 1DA

Proposal: Loft conversion with rear dormer and 5 roof lights to 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/a0hTv00000ARAvB>

Application No: EPF/1653/25

Officer: Klajdi Koci

Location: 1 Elmhurst Way, Loughton, IG10 3DG

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://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv00000AS6cb>

Application No: EPF/1657/25

Officer: Caroline Brown

Location: 66 Alderton Hill, Loughton, IG10 3JB

Proposal: Double storey front and rear extension, conversion of the garage to a habitable room, alterations to fenestration to all elevations and internal alterations.

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/a0hTv00000AT92D>

Application No: EPF/1675/25

Officer: Kelly Sweeney

Location: 41 The Lindens, Loughton, IG10 3HS

Proposal: Front porch.

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/a0hTv00000AYW7m>

Application No: EPF/1692/25

Officer: Loredana Ciavucco

Location: 32, Sedley Rise, Loughton, IG10 1LT

Proposal: Single storey rear and side extension, 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/a0hTv00000AeA7I>

5.4 **Consent under Tree Preservation Orders**

No Matters Listed Under This Permission.

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/1439/25

Officer: Loredana Ciavucco

Location: 116 Smarts Lane, Loughton, IG10 4BS

Proposal: Certificate of Lawful Development for a Proposed Loft conversion with rear dormer and 2 rooflights to front roof slopes.

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/a0hTv000009h79A>

Application No: EPF/1628/25

Officer: James Rogers

Location: 6 Barfields Path, Loughton, IG10 3JJ

Proposal: Prior approval for a 4.00m deep erection of single storey rear extension with pitched roof profile, height to eaves 2.60m 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/a0hTv00000AJykl>

Application No: EPF/1636/25

Officer: Suleman Uddin

Location: 16 Dunmow Close, Loughton, IG10 3AS

Proposal: Certificate of Lawful Development for proposed loft conversion with rear dormer and 2x roof lights.

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/a0hTv00000AMx25>

Application No: EPF/1654/25

Officer: Klajdi Koci

Location: 1 Elmhurst Way, Loughton, IG10 3DG

Proposal: Certificate of Lawful Development for proposed loft conversion with rear dormer to rear and new roof light window to 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/a0hTv00000AS3Zv>

Application No: EPF/1658/25

Officer: Yee Cheung

Location: Birnam Lodge, Nursery Road, Loughton, IG10 4EF

Proposal: Approval of Details Reserved by Conditions 3 and 5 on EPF/1357/24 (Demolition of existing and construction of replacement 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/a0hTv00000ATdpp>

Application No: EPF/1698/25

Officer: James Rogers

Location: 29, Durnell Way, Loughton, IG10 1TG

Proposal: Prior approval for a single storey rear extension with 4m rear projection with a flat roof, height to eaves 3m and maximum height 3.30m.

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/a0hTv00000AeWI2>

6 Decisions

6.1 Decisions by Epping Forest District Council

* See decision notices for August 2025 (pages 7 – 10).

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

2 September 2025