



PLANNING AND LICENSING COMMITTEE

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

Monday 22 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

16 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 8 September 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 Planning Re-consultation: EPF/1305/25 – Davenant Foundation School, Chester Road, IG10 2LD. Proposal: Demolish existing sixth form and library block and replace with new partial two storey sixth form including library and SEN classrooms – Min no PL310.1

Following notification from Epping Forest District Council that the applicant had submitted additional information in respect of the above planning application, namely:

“Further to the town council comments with regards screening of the proposed replacement 6th form block and SEN the site plan has been amended to include further tree planting to the southwest of the building. The details of which can be confirmed by way of a condition applied to any given consent.

With regards comments relating to access to Debden Lane the proposal will not require any access either pedestrian or vehicular onto the lane. All access to the building will be via the existing main access road and carpark. As the number of staff and pupils will remain the same there will be no increase in traffic movements to the site from the replacement building.”

Committee members requested clarification from the applicant that the access to Debden Lane also included “no access for building works on to Debden Lane”, which was duly confirmed by the applicant.

The Committee is requested to RATIFY the following comment, submitted under delegated powers, in order to meet the re-consultation deadline of 17 September 2025:

“The Committee is happy to agree to withdrawing its objection, albeit members think you should consider additional outside canopies as well as the trees for shading and wet weather protection.

The Committee believes the Habitat survey/report is yet to be completed, is another condition to be discharged?”

5

Planning Applications

To CONSIDER the planning applications received for the weeks 5 September and 12 September 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/1012/25

Officer: Mohinder Bagry

Location: 238 High Road Loughton Essex IG10 1RB

Proposal: Shop front 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/a0hTv000007rTav>

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. 18 - Mrs. D.Reed 20 - Mrs N.Sion 22 - Mr. J. Cardy 24 - Mr. P Gurnell 26 - Mr. R.Finley 28 - Mr. M.Jarmulka 30 - Mrs. J.Jones.

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

[Planning Application: EPF/1222/25](https://eppingforestdc.my.site.com/pr/s/planning-application/a0hTv000007rTav)

Application No: EPF/1666/25

Officer: Sukhvinder Dhadwar

Location: 89 Queens Road, Loughton, IG10 1RR

Proposal: Demolition of 2 storey side extension and construction of a single self-build 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/a0hTv00000AV6L8>

Application No: EPF/1757/25

Officer: Alex Sadowsky

Location: The Warren, Nursery Road, Loughton, IG10 4RN

Proposal: Construction of an area of hardstanding incorporating soft landscaping and topsoil storage bund.

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/a0hTv00000AuF0D>

5.2 Removal/variation of conditions - Section 73 TCPA

No matters listed under this permission.

5.3 Consent to display an advertisement

Application No: EPF/1029/25

Officer: Mohinder Bagry

Location: 238 High Road Loughton IG10 1RB

Proposal: Advertisement consent for new fascia sign to front 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/a0hTv000007wa3u>

5.4 Householder Planning Permission:

Application No: EPF/1705/25

Officer: Rhian Thorley

Location: 66 Lower Park Road, Loughton, IG10 4NA

Proposal: Replacement of existing timber shed with garden room.

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/a0hTv00000AqPlq>

Application No: EPF/1723/25

Officer: Loredana Ciavucco

Location: 17 Southview Road, Loughton, IG10 3LG

Proposal: Single storey extension to rear of existing house, including the demolition of an existing 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/a0hTv00000AIsoc>

Application No: EPF/1749/25

Officer: Rhian Thorley

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/a0hTv00000AqXv0>

Application No: EPF/1767/25

Officer: Rhian Thorley

Location: 25 Carroll Hill, Loughton, IG10 1NL

Proposal: Ground floor extensions to sides and other minor amendments.

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/a0hTv00000Awiyz>

Application No: EPF/1768/25

Officer: Rhian Thorley

Location: 25 Carroll Hill, Loughton, IG10 1NL

Proposal: First and second floor extensions and other minor amendments.

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/a0hTv00000Awj0b>

5.5 Consent under Tree Preservation Orders

Application No: EPF/1834/25

Officer: Robin Hellier

Location: 8 Fairmeads, Loughton, IG10 4RH

Proposal: TPO/EPF/07/79 (Ref: T61)

T1: Horse Chestnut – Crown reduce height by up to 2m, as specified. Reduce lateral branches by up to 1m, as specified. Crown thin by 10%, 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/a0hTv00000BB0ZR>

5.6 Deemed Permission and Others – provided for information only: (Members are reminded that comments are not normally accepted on these applications).

Application No: EPF/1681/25

Officer: Caroline Brown

Location: 19 Cranleigh Gardens, Loughton, IG10 3DD

Proposal: Certificate of Lawful Development for existing use of the site which now comprises two self-contained dwellings known as 19 & 21 Cranleigh Gardens.

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/a0hTv00000Aalbl>

Application No: EPF/1735/25

Officer: Suleman Uddin

Location: 56 Tycehurst Hill, Loughton, IG10 1DA

Proposal: Application for approval of details reserved by conditions 4 'details of levels', 6 'external finishes', 7 'surface water disposal', 10 'landscape works' and 12 'construction method statement' on Planning Permission EPF/0034/24 (Demolition of the existing 1.5 storey dwelling as previously agreed (EPF/1008/16). Erection of replacement 4-bedroom dwellinghouse with a basement, integrated garage, and rear 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/a0hTv00000AoL1v>

Application No: EPF/1818/25

Officer: Suleman Uddin

Location: 37 Audley Gardens, Loughton, IG10 2EN

Proposal: Certificate of Lawful Development for a proposed 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/a0hTv00000B7dr9>

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

16 September 2025