



PLANNING AND LICENSING COMMITTEE

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

Monday 6 October 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**

30 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 22 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 Notices of Appeal

4.1.1 EPF/0840/25 – 55 Spring Grove, Loughton, IG10 4QD. Proposal: Proposed first floor extension and loft rooms (Appeal ref no: APP/J1535/D/25/3372556 – Min no PL243.3)

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Council will forward on all representations it has received to the Planning Inspectorate and the appellant unless withdrawn.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 18 September 2025.

4.1.2 EPF/1229/25 – 37 Audley Gardens, Loughton, IG10 2EN. Proposal: Certificate of Lawful Development for proposed second floor via loft conversion to a bungalow property (Appeal ref no: APP/J1535/X/25/3371996 – Min no PL287.5)

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/a0hTv000008i7Sb>

An appeal has been made to the Secretary of State in respect of the above site and will be determined on the basis of the appeal procedure set out above. The appeal is Against a Refusal following the decision of Epping Forest District Council.

The Committee is asked if it wishes to comment further on the above appeal. The Planning Inspectorate requires all observations by 23 October 2025.

4.1.3 EPF/1249/25 – 62, Wellfields, Loughton, IG10 1NY. Proposal: Two storey rear and side extension (Appeal ref no: APP/J1535/D/25/3372060 – Min no PL277.4)

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 19 September 2025.

5

Planning Applications

To CONSIDER the planning applications received for the weeks 19 September and 26 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/1700/25

Officer: Suleman Uddin

Location Car Park, Langston Road, Loughton, IG10 3UE

Proposal: Works to car park including the installation of three electric vehicle charging units, six charging bays and associated electrical equipment.

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/a0hTv00000AfPMT>

Application No: EPF/1917/25

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/a0hTv00000BUP2f>

5.2 Removal/variation of conditions - Section 73 TCPA

Application No: EPF/1934/25

Officer: Yee Cheung

Location: Davenant Foundation School, Chester Road, Loughton, IG10 2LD

Proposal: Variation of Condition 2 of EPF/1685/23 Removal of buildings within two years (Erect demountable buildings for provision of classrooms/support area).

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/a0hTv00000BWrMD>

5.3 Consent to display an advertisement

No applications listed under this permission for this agenda.

5.4 Householder Planning Permission:

Application No: EPF/1916/25

Officer: Mohinder Bagry

Location: 97 Oakwood Hill, Loughton, IG10 3ER

Proposal: Single storey rear extension and part double 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/a0hTv00000BUP13>

5.5 Consent under Tree Preservation Orders

Application No: EPF/1926/25

Officer: Robin Hellier

Location: Land adjacent to Campus Court, Borders Lane, Loughton, IG10 3GS

Proposal: TPO/EPF/09/08

T1 & T2: Oak - Crown lift by up to 5m from ground, as specified.

T4: Elm - Fell and replace, as specified.

T36: Oak - Crown lift by up to 5m from ground, as specified. Crown thin by up to 10%, as specified.

G1: Mixed - Crown reduce all deciduous trees (6 x Ash, 1 x Sycamore, 1 x Lime, 1 x Red Oak) by up to 2m back to suitable growth points on the southern side only.

G1: Cypress x 43 - Reduce in height from approx. 18m to 8m final height, hedge trim sides without breaching final foliage layer, 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/a0hTv00000BVBvN>

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/1853/25

Officer: Caroline Brown

Location: 25 Carroll Hill, Loughton, IG10 1NL

Proposal: Approval of Details Reserved by Condition 8 Surface Water Drainage of EPF/0760/25 (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)).

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/a0hTv00000BEIMv>

Application No: EPF/1866/25

Officer: Loredana Ciavucco

Location: 16 Hillcrest Road, Loughton, IG10 4QQ

Proposal: Approval of Details Reserved by Conditions 4, 5 and 6 of EPF/1581/23 (Single storey extension to garage at front of property and change of ridge height to front hipped roof. Double storey rear extension, garden room and gazebo and air source heat pumps to main residence).

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/a0hTv00000Blpc2>

Application No: EPF/1908/25

Officer: Rhian Thorley

Location: 45 Maple Gate, Loughton, IG10 1PS

Proposal: Certificate of Lawful Development for proposed use of dwelling as office for resident and three others.

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/a0hTv00000BSVwz>

Application No: EPF/1912/25

Officer: Klajdi Koci

Location: 14 Westall Road, Loughton, IG10 2AR

Proposal: Certificate of Lawful Development for proposed loft conversion with rear dormer and 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/a0hTv00000BTQ42>

Application No: EPF/1932/25

Officer: Klajdi Koci

Location: 12 Lower Road, Loughton, IG10 2RS

Proposal: Certificate of Lawful Development for existing roof extension with side 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/a0hTv00000BWL3>

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 to vary premises licence for The Carpenters Arms, 99 Smarts Lane. To remove the condition that no performances by DJs be provided at the premises except if provided by a Temporary Events Notice.

(See application, page 5)

8 Enforcement and Compliance

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

Mark Squire

TOWN CLERK

30 September 2025

Agenda item 7.1.1

Licensing Application to Vary Premises Licence for The Carpenters Arms, 99 Smarts Lane.



Register of Licence applications received.

Date application received: 27th September 2025

Applicant name: Casey McCann

Address of Premises: The Carpenters Arms, 99 Smarts Lane, Loughton,
IG10 4BP

Brief details of the nature of the application;

To vary the existing premises licence:

The proposed application seeks to remove the following condition under The Prevention of Public Nuisance in Annex 3 of the existing Premises Licence:

- That no performances by DJs be provided at the premises except if provided by a Temporary Events Notice.

No change to the existing licensable hours.

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