



PLANNING AND LICENSING COMMITTEE

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

Monday 20 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

14 October 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 6 October 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/1418/25 – 70, Alderton Hall Lane, Loughton, IG10 3HE. Proposal: Part Single part double storey side extension (Appeal ref no: APP/J1535/D/25/3373462 – Min no PL297.3)

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Council will forward on all representations it has received to the Planning Inspectorate and the appellant unless withdrawn.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 30 September 2025.

4.1.2 EPF/0806/25 – 120, Valley Hill, Loughton, IG10 3AU. Proposal: Demolition of existing single storey dwelling and construction of 2no. self-build new dwellings including link, private amenity, off-street car parking, landscaping and boundary treatment. (Appeal ref no: APP/J1535/W/25/3373368 – Min no PL251.1)

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/detail/a0XTv000002unjF>

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 31 October 2025.

4.2 Appeal Notice Withdrawn

- 4.2.1 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 PL323.1.2)**
For information only: The above appeal, which was listed on the previous agenda for 6 October 2025, has now been withdrawn.

5 Epping Town Neighbourhood Development Plan Examination 2025 – Further Consultation

The Epping Town Neighbourhood Development Plan (ETNDP) is currently under Examination. The Independent Examiner for the ETNDP, has completed her initial review and requested that Epping Town Council, working with Epping Forest District Council (EFDC), review a number of sections of the Plan to update and edit them.

Therefore EFDC is inviting comments on the proposed changes set out in the Schedule.

Only comments on the proposed changes are sought. All parties are reassured that any previous representations made at the submission stage are carried forward and there is no need to repeat them or resubmit them.

The Schedule of Proposed Modifications, the submission Plan, and other supporting documents can be inspected on Epping Forest District Council's website at: [Epping Town Council Neighbourhood Plan - Epping Forest District Council \(eppingforestdc.gov.uk\)](https://eppingforestdc.gov.uk)

Comments can be made using the response form, which can be found on the website using the above link. Comments should be referenced with the Modification Number prefix to aid consideration.

Completed forms should be emailed to: LDFconsult@eppingforestdc.gov.uk.

Alternatively, post completed forms to: Planning Policy, Civic Offices, High Street, Epping CM16 4BZ.

The consultation runs from midday 6 October to 17.00 3 November 2025.

6 Planning Applications

To CONSIDER the planning applications received for the weeks 3 October and 10 October 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.

6.1 Full Planning Permission:

Application No: EPF/1593/25

Officer: Mohinder Bagry

Location: Land to the rear of 71 Stonards Hill, Loughton, IG10 3EH

Proposal: New Custom and 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/a0hTv00000AEA6b>

Application No: EPF/1670/25

Officer: Alex Sadowsky

Location: Land and Garages at Chequers Road (Site B), Loughton, IG10 3QF

Proposal: Construction of building to accommodate 8 flats with associated parking spaces and landscaping (Revised scheme to EPF/2502/20).

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/a0hTv00000AVOgF>

6.2 Removal/variation of conditions - Section 73 TCPA

Application No: EPF/1972/25

Officer: Caroline Brown

Location: 56 Hereward Green, Loughton, IG10 2HF

Proposal: Variation of Condition 2 Plan numbers of EPF/1038/25 (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/a0hTv00000Bh3h3>

Application No: EPF/2035/25

Officer: Caroline Brown

Location: Corner Garth, Nursery Road, Loughton, IG10 4EF

Proposal: Variation of Condition 2 Plan numbers of EPF/1780/23 (Proposed improvements and 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/a0hTv00000BsyYj>

Application No: EPF/2036/25

Officer: Caroline Brown

Location: Corner Garth, Nursery Road, Loughton, IG10 4EF

Proposal: Variation of Condition 2 Plan numbers of EPF/1780/23 - fenestration changes (Proposed improvements and 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/a0hTv00000Bsybx>

6.3 Consent to display an advertisement

No applications have been listed under this permission.

6.4 Householder Planning Permission:

Application No: EPF/1944/25

Officer: Loredana Ciavucco

Location: 29 Millsmead Way, Loughton, IG10 1LR

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/a0hTv00000BYRKP>

Application No: EPF/1960/25

Officer: Loredana Ciavucco

Location: 56 Borders Lane, Loughton, IG10 3QU

Proposal: Proposed relocation of dropped kerb from rear garden to front 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/a0hTv00000Bdhzd>

Application No: EPF/1982/25

Officer: Suleman Uddin

Location: 33 Algiers Road, Loughton, IG10 4NG

Proposal: Demolition of existing sheds and erection of new outbuilding to the 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/a0hTv00000BigGa>

Application No: EPF/2046/25

Officer: Rhian Thorley

Location: 8 Kings Green, Loughton, IG10 1RJ

Proposal: Two storey and part single storey rear and side extensions, removal of front porch and chimney stack. Fenestration alterations new windows and new front door and canopy.

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/a0hTv00000BuYbl>

6.5 Consent under Tree Preservation Orders

No applications have been listed under this permission.

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

Application No: EPF/1844/25

Officer: Suleman Uddin

Location: 49 Oakwood Hill, Loughton, IG10 3EW

Proposal: Certificate of Lawful Development for proposed single storey extension and 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/a0hTv00000BCmfF>

Application No: EPF/1863/25

Officer: James Rogers

Location: 137 Greensted Road, Loughton, IG10 3DJ

Proposal: Prior approval for a 4.50m erection of a single storey rear extension, height to eaves 3.00m and maximum height 3.00m.

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/a0hTv00000BHSny>

Application No: EPF/1963/25

Officer: Rhian Thorley

Location: 28 Ollards Grove, Loughton, IG10 4DW

Proposal: Approval of Details Reserved by Conditions 11 Surface Water Drainage and 13 Hard and Soft Landscaping of EPF/0856/25 (Replacement Single Dwelling 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/a0hTv00000BeL0z>

Application No: EPF/1980/25

Officer: Mohinder Bagry

Location: 4 Church Hill, Loughton, IG10 1LA

Proposal: Certificate of Lawful Development for existing use of site as Use Class E.

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/a0hTv00000BiOl5>

Application No: EPF/2005/25

Officer: Klajdi Koci

Location: 2 Nevill Way, Loughton, IG10 3BG

Proposal: Certificate of Lawful Development for proposed loft conversion with rear dormer and front 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/a0hTv00000BmTRD>

Application No: EPF/2006/25

Officer: Suleman Uddin

Location: 54 Algers Road, Loughton, IG10 4NG

Proposal: Certificate of Lawful Development for proposed single storey rear extension, and loft conversion with rear dormer and 4 roof lights in the front roof slope.

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/a0hTv00000BmrYL>

Application No: EPF/2012/25

Officer: Suleman Uddin

Location: 20 Connaught Avenue, Loughton, IG10 4DS

Proposal: Certificate of Lawful Development for conversion of garage to habitable 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/a0hTv00000BpSgf>

Application No: EPF/2042/25

Officer: Caroline Brown

Location: 41 Traps Hill, Loughton, IG10 1SZ

Proposal: Certificate of Lawful Development for proposed outbuilding.

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/a0hTv00000Bu5t8>

Application No: EPF/2061/25

Officer: Rhian Thorley

Location: 30 Forest Way, Loughton, IG10 1JG

Proposal: Approval of Details Reserved by Condition 3 Materials of EPF/1621/25 (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/a0hTv00000BxmLd>

7 Decisions

7.1 Decisions by Epping Forest District Council

* See decision notices for September 2025 (pages 6 – 10).

8 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

9 Enforcement and Compliance

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

Agenda item 7.1 Decisions by Epping Forest District Council for September 2025

Loughton Parish Ward	EPF no	Address details	Proposal	Decision Date	Decision	Decision level (ie delegated or Committee)
Buckhurst Hill East and Whitebridge	EPF/1426/25	5, Tylers Close, Loughton, IG10 3BD	Certificate of Lawful Development for a Proposed Single rear extension.	10/09/2025	Lawful	Delegated Decision
	EPF/1636/25	16, Dunmow Close, Loughton, IG10 3AS	Certificate of Lawful Development for proposed loft conversion with rear dormer and 2x roof lights.	30/09/2025	Lawful	Delegated Decision
Subtotal	2					
Loughton Fairmead	EPF/1513/25	75, Audley Gardens, Loughton, IG10 2EW	Single storey side/rear extension.	01/09/2025	Approve with Conditions	Delegated Decision
	EPF/1358/25	62, Etheridge Road, Loughton, IG10 2HY	Double side extension.	01/09/2025	Approve	Delegated Decision
	EPF/1530/25	33, Goldingham Avenue, Loughton, IG10 2JF	Certificate of Lawful Development for proposed loft conversion with rear dormer and front roof lights.	18/09/2025	Lawful	Delegated Decision
Subtotal	3					
Loughton Forest	EPF/1658/25	Birnam Lodge, Nursery Road, Loughton, IG10 4EF	Approval of Details Reserved by Conditions 3 and 5 on EPF/1357/24 (Demolition of existing and construction of replacement dwelling).	03/09/2025	Approve	Delegated Decision
	EPF/0781/25	227, High Road, Loughton, IG10 1BB	Change of use of Pub (pub with food) to a shared space comprising of Health & Wellbeing, Retail, and Café on the ground floor and Offices to the first floor. Partial removal of existing rear buildings	15/09/2025	Approve with Conditions	Delegated Decision

			and all services, replacing with a new extension to the side/rear.			
	EPF/1471/25	24A, High Beech Road, Loughton, IG10 4BL	Certificate of Lawful Development for proposed single storey rear extension and garage conversion.	15/09/2025	Lawful	Delegated Decision
	EPF/1478/25	26, Station Road, Loughton, IG10 4NX	Demolition of existing porch extensions, reverting back to the original house building line and construction of single-storey porch.	16/09/2025	Approve with Conditions	Delegated Decision
	EPF/1031/25	27, Station Road, Loughton, IG10 4NZ	Certificate of lawful development for a proposed garage conversion to habitable space.	17/09/2025	Not Lawful	Delegated Decision
	EPF/1534/25	43, Alderton Hill, Loughton, IG10 3JD	Variation of condition 2 'plan numbers' of EPF/0754/24 (Demolition of existing house and construction of new detached dwelling).	19/09/2025	Refuse	Delegated Decision
	EPF/1235/25	32, Spring Grove, Loughton, IG10 4QD	Proposed single storey detached garden room and associated decking to replace two existing outbuildings.	22/09/2025	Approve with Conditions	Delegated Decision
	EPF/1551/25	41, Sparelease Hill, Loughton, IG10 1BS	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.	23/09/2025	Refuse	Delegated Decision
	EPF/1540/25	41, Tycehurst Hill, Loughton, IG10 1BZ	Partial garage conversion, infill of existing porch space with canopy,	23/09/2025	Approve with Conditions	Delegated Decision

			lanterns to existing single-storey extension and creation of rear terrace.			
	EPF/1109/25	139, High Road, Loughton, IG10 4LT	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 accountants office use class E(c).	23/09/2025	Approve with Conditions	Delegated Decision
	EPF/1439/25	116, Smarts Lane, Loughton, IG10 4BS	Certificate of Lawful Development for a Proposed Loft conversion with rear dormer and 2 rooflights to front roof slopes.	23/09/2025	Lawful	Delegated Decision
	EPF/0962/25	7, Brooklyn Avenue, Loughton, IG10 1BL	Approval of Details Reserved by Condition 4 (Drainage) & Condition 12 (Ecological Enhancement) of EPF/0144/23 allowed on appeal (Proposed detached 3 bedroom dwelling in an existing side garden).	30/09/2025	Approve	Delegated Decision
	EPF/1595/25	The Warren, Epping Forest, Loughton , IG10 4AA	Installation of an Air Source Heat Pump (ASHP) system and associated infrastructure.	30/09/2025	Refuse	Delegated Decision
	EPF/1549/25	34, Shaftesbury, Loughton, IG10 1HN	Proposed ground floor rear extension.	30/09/2025	Approve with Conditions	Delegated Decision
	EPF/1613/25	64, Forest Road, Loughton, IG10 1EQ	Single storey rear/side extension.	30/09/2025	Approve with Conditions	Delegated Decision
Subtotal	15					
Loughton Roding	EPF/1470/25	37, Alderton Way, Loughton, IG10 3EQ	Conversion of garage to habitable space.	09/09/2025	Approve with Conditions	Delegated Decision

	EPF/1484/25	81, Oakwood Hill, Loughton, IG10 3EP	Variation of condition 4 materials of EPF/2146/24 (Erection of a single storey wraparound extension).	15/09/2025	Approve with Conditions	Delegated Decision
	EPF/1418/25	70, Alderton Hall Lane, Loughton, IG10 3HE	Part Single part double storey side extension.	16/09/2025	Refuse	Delegated Decision
	EPF/1548/25	1, Langston Road, Loughton, IG10 3SD	Non-Material Amendment to EPF/0855/25 (s73 Variation to timing of Condition 8 (EVCP) attached to approved consent 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 parking, landscaping and other works ancillary to the development (Revised Scheme to EPF/1204/22).) - Changes to car parking and refuse layout.	25/09/2025	Approve	Delegated Decision
	EPF/1432/25	22, Crossfields, Loughton, IG10 3PY	Erection of new dwelling.	30/09/2025	Refuse	Delegated Decision
Subtotal	5					
Loughton St. John's	EPF/1321/25	7, The Greens Close, Loughton, IG10 1QE	Construction of a single-storey front porch extension.	01/09/2025	Refuse	Delegated Decision
	EPF/1166/25	10, Ashfields, Loughton, IG10 1SB	Proposed two storey side extension.	05/09/2025	Approve with Conditions	Delegated Decision
	EPF/1425/25	14, Eleven Acre Rise, Loughton, IG10 1AN	First floor side extension with alterations to tiled roof and repositioning of existing dormer.	08/09/2025	Approve with Conditions	Delegated Decision

	EPF/1496/25	44, Englands Lane, Loughton, IG10 2QQ	Proposed single storey side extension, and part single storey and part double storey rear extension.	16/09/2025	Approve with Conditions	Delegated Decision
	EPF/1698/25	29, Durnell Way, Loughton, IG10 1TG	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.	18/09/2025	Not Required	Delegated Decision
	EPF/1693/25	4, Clays Lane, Loughton, IG10 2RZ	Non-Material Amendment to EPF/1226/24 (Two storey side and rear extension, rebuilt roof containing attic accommodation).	18/09/2025	Approve	Delegated Decision
	EPF/1570/25	11, Wellfields, Loughton, IG10 1PB	Proposed two storey front and rear extensions.	18/09/2025	Refuse	Delegated Decision
Subtotal	7					
	32					