



PLANNING AND LICENSING COMMITTEE

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

Monday 3 November 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

28 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 20 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.
- 5 Planning Applications**
To CONSIDER the planning applications received for the weeks 17 October and 24 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.
 - 5.1 Full Planning Permission:**
Application No: EPF/2069/25
Officer: Mohinder Bagry
Location: 32 Alderton Hill, Loughton, IG10 3JB
Proposal: Construction of two detached dwellings on the same footprint as the consented proposal for a single 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/a0hTv00000C00An>
 - 5.2 Removal/variation of conditions - Section 73 TCPA**
No applications have been listed under this permission.
 - 5.3 Consent to display an advertisement Permission:**
Application No: EPF/2150/25
Officer: Klajdi Koci
Location: 231 High Road, Loughton, IG10 1AD
Proposal: Advertisement consent for internally illuminated fascia and hanging signs.
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/a0hTv00000CLf9M>
 - 5.4 Householder Planning Permission:**
Application No: EPF/2065/25
Officer: Rhian Thorley

Location: 25 Carroll Hill, Loughton, IG10 1NL

Proposal: Addition of basement floor, 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/a0hTv00000ByM49>

Application No: EPF/2078/25

Officer: Mohinder Bagry

Location: 31 Wellfields, Loughton, IG10 1PA

Proposal: Two storey side extension with demolition of existing garage and conservatory.

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/a0hTv00000C4R18>

Application No: EPF/2090/25

Officer: Klajdi Koci

Location: 7 The Greens Close, Loughton, IG10 1QE

Proposal: Construction of a single-storey front porch 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/a0hTv00000C78Bf>

Application No: EPF/2103/25

Officer: Mohinder Bagry

Location: 23 Hillyfields, Loughton, IG10 2JT

Proposal: Double storey side, single storey rear/side extension and single storey partial width front 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/a0hTv00000CA3Dp>

Application No: EPF/2123/25

Officer: Loredana Ciavucco

Location: 104 The Drive, Loughton, IG10 1HL

Proposal: Part one storey, part two storey, front, side 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/a0hTv00000CFsVp>

Application No: EPF/2124/25

Officer: Loredana Ciavucco

Location: 15 Rookwood Gardens, Loughton, IG10 2DQ

Proposal: Erection of front porch, two storey side extension, two storey rear part 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/a0hTv00000CGaa5>

Application No: EPF/2136/25

Officer: Caroline Brown

Location: 58 Cheriton, Sparelease Hill, Loughton, IG10 1BT

Proposal: Loft conversion including raising ridge height and replace conservatory with two 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/a0hTv00000CJO2w>

Application No: EPF/2143/25

Officer: Suleman Uddin

Location: 27 Station Road, Loughton, IG10 4NZ

Proposal: Conversion of a small integral garage into a 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/a0hTv00000CKmcf>

Application No: EPF/2147/25

Officer: Suleman Uddin

Location: 47 Clovelly, York Hill, Loughton, IG10 1HZ

Proposal: Single storey rear extension at lower ground level.

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/a0hTv00000CL44v>

Application No: EPF/2162/25

Officer: Suleman Uddin

Location: 2 Prescott Green, Loughton, IG10 2AQ

Proposal: Single 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/a0hTv00000COiQn>

5.5 Consent under Tree Preservation Orders

Application No: EPF/2189/25

Officer: Robin Hellier

Location: Oak Tree Cottage, 31 Goldings Hill, Loughton, IG10 2RY

Proposal: TPO/EPF/06/92 (Ref: G1)

T1: Sycamore - Re-pollard 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/a0hTv00000CVfBG>

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/1807/25

Officer: Rhian Thorley

Location: 44 Mannock Drive, Loughton, IG10 2JD

Proposal: Certificate of Lawful Development for a proposed 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/a0hTv00000B5nL7>

Application No: EPF/2104/25

Officer: Klajdi Koci

Location: 35 Algers Road, Loughton, IG10 4NG

Proposal: Certificate of Lawful Development for proposed extension of existing garage for storage.

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/a0hTv00000C9riw>

Application No: EPF/2014/25

Officer: James Rogers

Location: 59 Roundmead Avenue, Loughton, IG10 1PZ

Proposal: Prior approval for a proposed single story rear extension to a depth of 6.42m. An existing 2.42m extension is retained with a new 4m extension to make the overall extension depth of 6.42m, height to eaves 2.50m and maximum height 3.55m.

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/a0hTv00000BpQF4>

Application No: EPF/2149/25

Officer: Rhian Thorley

Location: 25 Carroll Hill, Loughton, IG10 1NL

Proposal: Approval of Details Reserved by Conditions 5 Materials and 11 Hard and Soft Landscaping 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/a0hTv00000CLqPh>

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 New premises licence application: The Ginger Pig 165a High Road, Loughton IG10 4LF
(See notice on page 5).

8 Enforcement and Compliance

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

Mark Squire
TOWN CLERK
28 October 2025

Agenda item 7

New premises licence application The Ginger Pig 165a High Road, Loughton IG10 4LF



Register of Licence applications received.

Date application received: 23rd October 2025

Applicant name: Ginger Pig Limited

Address of Premises: The Ginger Pig 165a High Road, Loughton, IG10 4LF

Brief details of the nature of the application;

Application for a new Premises Licence for The sale of Alcohol, off sales only, within the butchers shop. The applicant is requesting the following licensable activities:

Sale of Alcohol (off-sales only)

Monday to Saturday - 09:00 to 17:00

Sunday – 10:00 to 15:00

Hours Premises are open to the Public

Monday to Saturday - 09:00 to 17:00

Sunday – 10:00 to 15:00

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