



PLANNING AND LICENSING COMMITTEE

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

Monday 1 December 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

25 November 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 17 November 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 Notice of Appeal

4.1.1 EPF/1646/25 – 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). (Appeal ref no: APP/J1535/ W/25/3374784 – Min no PL306.1)

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/planning-application/a0hTv00000AQSe1>

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 17 December 2025.

4.2 Planning Application: Re-consultation

4.2.1 Full Planning Permission: EPF/2020/20 – Garage Site at Ladyfields, Loughton, IG10 3RP. Proposal: Demolition of existing garages and construction of 16 affordable homes targeting Passivhaus standards, with associated landscaping and works (Revised scheme to EPF/1758/16). *REVISED DESCRIPTION AND PLANS* – Min no PL1.1 (19/10/2020)

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

[Planning Application: EPF/2020/20](#)

Epping Forest District Council has advised that the above Planning Application has been modified and as such would seek your comments. Deadline for comments is 12 December 2025.

5

Planning Applications

To CONSIDER the planning applications received for the weeks 14 November and 21 November 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/1598/25

Officer: Caroline Brown

Location: 27 Carroll Hill, Loughton, IG10 1NL

Proposal: Demolition of existing dwelling to create new 6 bedroom detached dwelling with dormers in roof to front and rear elevations.

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/a0hTv00000AEMuA>

Application No: EPF/2274/25

Officer: Suleman Uddin

Location: 56 Tycehurst Hill, Loughton, IG10 1DA

Proposal: Demolition of the existing 1.5 storey dwelling. Erection of replacement six 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/a0hTv00000D08Nt>

Application No: EPF/2298/25

Officer: Mohinder Bagry

Location: 154 High Road, Loughton, IG10 4BE

Proposal: Resubmission of refused application (ref: EPF/0787/25) for retrospective permission to install exterior extraction and ducting work.

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/a0hTv00000D9nQD>

Application No: EPF/2305/25

Officer: Alex Sadowsky

Location: 8 Mulberry Interiors, Church Hill, Loughton, IG10 1LA

Proposal: Erection of new dwelling within rear garden of 8 Church Hill, alterations to front elevation of main building, internal alterations to existing first floor flat and combining of two commercial units to form one commercial unit.

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/a0hTv00000DCtu5>

5.2 Removal/variation of conditions - Section 73 TCPA

Application No: EPF/2276/25

Officer: Muhammad Rahman

Location: Land adj. 2 The Uplands, Loughton, IG10 1NH

Proposal: s73 Variation of Condition 2 Plan Numbers of EPF/0064/25 (Proposed new self-build dwelling (Re submission of EPF/2928/20)).

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/a0hTv00000D1Nr9>

5.3 Consent to display an advertisement Permission:
No applications have been listed under this permission.

5.4 Householder Planning Permission:

Application No: EPF/2283/25

Officer: Klajdi Koci

Location: 27 Conyers Way, Loughton, IG10 2AB

Proposal: Rear extension for disabled person.

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/a0hTv00000D4Rzp>

Application No: EPF/2286/25

Officer: Klajdi Koci

Location: 3 Hillcrest Road, Loughton, IG10 4QH

Proposal: Proposed ground floor wraparound extension, internal alterations, and 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/a0hTv00000D59kl>

Application No: EPF/2302/25

Officer: Suleman Uddin

Location: 137 Greensted Road, Loughton, IG10 3DJ

Proposal: Erection of a 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/a0hTv00000DBMwz>

Application No: EPF/2332/25

Officer: Suleman Uddin

Location: 3 The Greens Close, Loughton, IG10 1QE

Proposal: Proposed first floor extension to provide additional living accommodation.

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/a0hTv00000DOAI7>

5.5 Consent under Tree Preservation Orders

Application No: EPF/2275/25

Officer: Robin Hellier

Location: 201 High Road, Loughton, IG10 1BB

Proposal: TPO/EPF/09/99 (Ref: T14)

T1: Sycamore - Fell and replace, 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/a0hTv00000D08PV>

Application No: EPF/2297/25

Officer: Robin Hellier

Location: 2 Albion Hill, Loughton, IG10 4RA

Proposal: TPO/EPF/41/99 (Ref: T5, T6)

T1: Cedar - Selective prune lower branches by up to 4m, as specified.

T2: Yew - Crown reduce height by up to 2.5m, 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/a0hTv00000D9Wxl>

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/2266/25

Officer: Loredana Ciavucco

Location: 46 The Avenue, Loughton, IG10 4PX

Proposal: Certificate of Lawful Development for proposed garage conversion and changes to fenestration.

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/a0hTv00000Cy3iT>

Application No: EPF/2287/25

Officer: Klajdi Koci

Location: 3 Hillcrest Road, Loughton, IG10 4QH

Proposal: Certificate of Lawful Development for proposed hip to gable loft conversion with rear dormer.

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/a0hTv00000D5FTZ>

Application No: EPF/2334/25

Officer: James Rogers

Location: 53 Valley Hill, Loughton, IG10 3AL

Proposal: Prior Approval for a demolition of the existing extension.

Erection of a single-storey rear extension with a depth of 5.00 metres, a maximum height of 3.00 metres, and an eaves height of 3.00 metres.

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/a0hTv00000DP42Y>

Application No: EPF/2341/25

Officer: Mohinder Bagry

Location: 15 Drayton Avenue, Loughton, IG10 3DF

Proposal: Certificate of Lawful Development for proposed hip to gable 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/a0hTv00000DSEN7>

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
25 November 2025