



PLANNING AND LICENSING COMMITTEE

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

Monday 5 January 2026

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 December 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 15 December 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 12 December, 19 December and 24 December 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/1975/25

Officer: Yee Cheung

Location: Land rear of 230 - 232 High Road, Loughton, IG10 1ET

Proposal: Extensions and alterations to provide for 6 apartments.

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/a0hTv00000BhVob>

Application No: EPF/2386/25

Officer: Yee Cheung

Location: Unit 11, Oakwood Hill Industrial Estate, Loughton, IG10 3TZ

Proposal: Erection of warehouse for B8 storage and distribution use.

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/a0hTv00000DfhHq>

Application No: EPF/2425/25

Officer: Klajdi Koci

Location: New City College, Epping Forest Campus, Wellness Centre, Borders Lane, IG10 3SA

Proposal: Footpath from Borders Lane to entrance of Wellness Centre.

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/a0hTv00000DsKh>

Application No: EPF/2525/25

Officer: Mohinder Bagry

Location: Garage at 4 Church Hill, Loughton, IG10 1LA

Proposal: Minor external alterations including fenestration works, installation of rooflights and removal of side door access to Use Class E 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/a0hTv00000ELsdH>

Application No: EPF/2555/25

Officer: Alex Sadowsky

Location: Balfour Beatty House, Old Station Road, Loughton, IG10 4PE

Proposal: Retention of the existing office and extension to the building to create a 1 bedroom apartment and 2 bedroom apartment.

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/a0hTv00000ERDp7>

5.2 Removal/variation of conditions - Section 73 TCPA

Application No: EPF/2472/25

Officer: Klajdi Koci

Location: 31 Hillcrest Road, Loughton, IG10 4QH

Proposal: Variation of Condition 2 Plan numbers of EPF/1393/25

(Proposed two storey side extensions, single storey rear extension with raised rear patio, roof remodelling incorporating a loft conversion with rear and side dormers).

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/a0hTv00000E6fjZ>

Application No: EPF/2473/25

Officer: Loredana Ciavucco

Location: 28 Ollards Grove, Loughton, IG10 4DW

Proposal: Variation of Condition 2 Plan numbers and 7 Materials 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/a0hTv00000E7Djd>

Application No: EPF/2541/25

Officer: Loredana Ciavucco

Location: 36 Roding Gardens, Loughton, IG10 3NH

Proposal: Variation of Condition 2 Plan numbers of EPF/0348/25

(Proposed First Floor Rear extension and proposed loft conversion incorporating rear Dormer and raising off existing roof by 400mm).

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/a0hTv00000EOncD>

5.3 Consent to display an advertisement Permission: No Applications Listed Under This Permission.

5.4 Householder Planning Permission:

Application No: EPF/2408/25

Officer: Hannah Collins

Location: 45 Pyrles Lane, Loughton, IG10 2NW

Proposal: Erection of a double-storey side extension 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/a0hTv00000Dmth4>

Application No: EPF/2418/25

Officer: Klajdi Koci

Location: 3 Aragon Close, Loughton, IG10 3NP

Proposal: Partial gable end roof loft extensions and conversion, including a dormer window extension to the front elevation, a shed dormer extension to the rear elevation and a small internal corner roof extension over the existing staircase, with an associated reorganisation of the internal accommodation layout at first floor 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/a0hTv00000Drg86>

Application No: EPF/2475/25

Officer: Loredana Ciavucco

Location: 2 Potters Close, Loughton, IG10 1JQ

Proposal: Single-storey side infill and single-storey rear extension to replace the existing conservatory. External re-cladding of the house and replacing all existing windows with new.

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/a0hTv00000E7gyY>

Application No: EPF/2508/25

Officer: Caroline Brown

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

Proposal: 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/a0hTv00000EHeDt>

Application No: EPF/2537/25

Officer: Suleman Uddin

Location: 38 Queens Road, Loughton, IG10 1RS

Proposal: Single storey rear extension and hip-to-gable loft conversion with front and rear dormers.

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/a0hTv00000ENmIQ>

Application No: EPF/2539/25

Officer: Loredana Ciavucco

Location: 51 High Road, Loughton, IG10 4JE

Proposal: 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/a0hTv00000EO339>

Application No: EPF/2553/25

Officer: Loredana Ciavucco

Location: 8 Summerfield Road, Loughton, IG10 4JF

Proposal: Erection of rear extensions at ground and first floor level, along with excavation of basement, and roof alterations including removal of chimney.

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/a0hTv00000ERDlt>

Application No: EPF/2559/25

Officer: Hannah Collins

Location: 7 High Silver, Loughton, IG10 4EL

Proposal: Demolition of the existing garage and erection of a replacement two-storey outbuilding to provide additional residential accommodation, together with minor external alterations, removal of 1 no. pine tree and associated ancillary 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/a0hTv00000ES1Z1>

Application No: EPF/2563/25

Officer: Alex Sadowsky

Location: 30 The Greens Close, Loughton, IG10 1QE

Proposal: Removal of existing single storey rear extension and replace with 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/a0hTv00000ESFiQ>

Application No: EPF/2593/25

Officer: Suleman Uddin

Location: 89 Oakwood Hill, Loughton, IG10 3ER

Proposal: Proposed single storey rear/side extension with raised rear patio (Amended application to EPF/2169/25).

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/a0hTv00000EYjid>

5.5 Consent under Tree Preservation Orders

Application No: EPF/2315/25

Officer: Robin Hellier

Location: 65 Alderton Hill, Loughton, IG10 3JD

Proposal: TPO/EPF/13/80

T1: Lime - 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/a0hTv00000DHzlv>

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/2394/25

Officer: Caroline Brown

Location: 1 St Thomas More Close, Loughton, IG10 2FE

Proposal: Certificate of Lawful Development for proposed change of use from C3 residential to C2 care home for up to two children.

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/a0hTv00000DiWnt>

Application No: EPF/2465/25

Officer: Marie-Claire Tovey

Location: 7 Highwood Lane, Loughton, IG10 3LS

Proposal: Single-storey rear extension projecting 5.5 metres from the rear wall of the original dwellinghouse, with a maximum height of 3.0 metres and an eaves height of 3.0 metres. Materials to match the existing 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/a0hTv00000E6BC1>

Application No: EPF/2470/25

Officer: Marie-Claire Tovey

Location: 73 Avondale Drive, Loughton, IG10 3DE

Proposal: Proposed single-storey 5m rear extension with an eaves height of 3.0m and a maximum overall height of 3.56m.

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/a0hTv00000E6AST>

Application No: EPF/2513/25

Officer: Marie-Claire Tovey

Location: 29 Roydon Close, Loughton, IG10 3DN

Proposal: Erection of one 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/a0hTv00000EIYch>

Application No: EPF/2515/25

Officer: Suleman Uddin

Location: 29 Roydon Close, Loughton, IG10 3DN

Proposal: Certificate of Lawful Development for proposed loft conversion with rear dormer and front roof lights and outbuilding to 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/a0hTv00000Elqpk>

Application No: EPF/2520/25

Officer: Klajdi Koci

Location: 18 Regents Place, Loughton, IG10 4PP

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/a0hTv00000EKLEj>

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. **Licensing Application for a new Premises Licence for a restaurant – Wo Fat Restaurant, 270-272 High Road, Loughton, IG10 1RB**
* (see page 7 for brief details of application).
- 7.2 **Street Trading Consent Renewal – Healthy Option, Wickes Car Park, Goldstone House, Langston Road, Loughton IG10 3TQ**
The application is to sell hot food and drink Monday to Friday 07:00 - 15:00

The consultation runs 18 December 2025 to 7 January 2026; any comments or representations must be submitted within this time period.

8 Enforcement and Compliance

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

Mark Squire
TOWN CLERK
30 December 2025

Agenda item7.1

Licensing Application for a new Premises Licence for a restaurant – Wo Fat Restaurant, 270-272 High Road, Loughton, IG10 1RB



Register of Licence applications received.

Date application received: 12 December 2025 Applicant

name: NTH Management Ltd

Address of Premises: Wo Fat Restaurant, 270-272 High Road,
Loughton, IG10 1RB

Brief details of the nature of the application:

Application for a new Premises Licence for a restaurant. The applicant is requesting the following licensable activities:

Provision of Recorded Music (indoors)

Monday to Sunday 11:00 to 01:00

Provision of Late Night Refreshment (indoors and outdoors)

Monday to Sunday 23:00 to 01:00

Sale of Alcohol (on and off sales)

Monday to Sunday 11:00 to 01:00

Hours Premises are open to the Public

Monday to Sunday 11:00 to 01:00

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