



PLANNING AND LICENSING COMMITTEE

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

Monday 19 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

13 January 2026

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 5 January 2026.
- 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 Loughton Building Design Award 2026**
Launched in November 2025, nominations for this competition are invited, the closing date is 30 January 2026. The award will be presented at the Annual Town Meeting to be held on Wednesday 18 March 2026 at 8pm. This is the link to the nomination form [LBD nomination form 2026.docx](#)
 - 4.2 Panel Invitation – Licensing Act 2003: New Premises Licence Application in respect of Wo Fat Restaurant, 270-272 High Road, Loughton, Essex, IG10 1RB – Min no PL381.1**
Epping Forest District Council Licensing Section have advised that a meeting to determine the above application will be held at on **Tuesday 3 February 2026 at 10:15am**. As an interested party, a Committee member is invited to attend the meeting at the Civic offices.

If a member does not attend the meeting the EFDC Committee members will determine the application based on the content of the Planning & Licensing Committee's comments (min no PL381.1) alone. A copy of its comments will form part of the public agenda and will be sent to the applicant. If the Committee do not wish its comments to be used or wish to withdraw its representation, please contact the licensing section by return.
 - 4.3 Planning Application – Re-consultation: EPF/2201/25 – Proposal to fell four trees: T2, 4 and 5, Sycamore and T3, Ash, preserved by TPO/EPF/09/82 – Min no PL355.5**
Following further information in respect of the above application, a request has been received from the Epping Forest District Council, Tree and Landscape Officer, that the Committee considers waiving its previous objection to this application. (See page 5.)

5

Planning Applications

To **CONSIDER** the planning applications received for the weeks 2 January and 9 January 2026.

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/2598/25

Officer: Nathaniel Raimi

Location: Garages 201,202,203 Valley Close, Loughton, IG10 3AB

Proposal: Proposed increasing of roof level of 3 x existing garages.

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/a0hTv00000EYrUs>

5.2 Removal/variation of conditions - Section 73 TCPA

Application No:

Application No: EPF/0041/26

Officer: Mohinder Bagry

Location: 14 Eleven Acre Rise, Loughton, IG10 1AN

Proposal: Variation of Condition 2 Plan numbers of EPF/1425/25 (First floor side extension with alterations to tiled roof and repositioning of existing 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/a0hTv00000EvB3Y>

5.3 Consent to display an advertisement Permission:

No Applications Listed Under This Permission.

5.4 Householder Planning Permission:

Application No: EPF/2575/25

Officer: Suleman Uddin

Location: 86 Southern Drive, Loughton, IG10 3BX

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/a0hTv00000EVWQ9>

Application No: EPF/2613/25

Officer: Mohinder Bagry

Location: 23 Hillyfields, Loughton, IG10 2JT

Proposal: Partial first floor 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/a0hTv00000EeBnt>

Application No: EPF/0029/26

Officer: Klajdi Koci

Location: 35 Algiers Road, Loughton, IG10 4NG

Proposal: Construction of Dormer Loft 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/a0hTv00000EqOuE>

5.5 Consent under Tree Preservation Orders

Application No: EPF/0046/26

Officer: Robin Hellier

Location: 1 Brancaster Place, Church Hill, Loughton, IG10 1QN

Proposal: TPO/EPF/02/16

T1: Ash - Crown reduce height and sides by up to 2.5m, as specified.

Crown thin by up to 10%, as specified. Crown lift by up to 3m from ground, 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/a0hTv00000Exc61>

**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/2611/25

Officer: Mohinder Bagry

Location: The Ridings, Manor Road, Loughton, IG10 4RP

Proposal: Approval of Details Reserved by Conditions 3 Surface Water Drainage and 4 Tree Protection Plan and Arboricultural Method Statement of EPF/0055/21 (Replacement of existing dwelling plus one additional infill dwelling (Revised application to EPF/2767/19)).

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/a0hTv00000EbSes>

Application No: EPF/0010/26

Officer: James Rogers

Location: 11 Westall Road, Loughton, IG10 2AF

Proposal: Prior approval for a single storey rear extension extending 5.50 metres beyond the rear wall of the original dwelling, with a maximum height of 2.49 metres and an eaves height of 2.50 metres, in accordance with Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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/a0hTv00000Eniav>

Application No: EPF/0012/26

Officer: Klajdi Koci

Location: 67 York Hill, Loughton, IG10 1HZ

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/a0hTv00000EoOdP>

Application No: EPF/0013/26

Officer: James Rogers

Location: 152 Borders Lane, Loughton, IG10 3SB

Proposal: Prior approval for a 4m rear extension and internal alterations, height to eaves 2.70m and maximum height 3m.

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/a0hTv00000EoulJ>

Application No: EPF/0014/26

Officer: Marie-Claire Tovey

Location: 152 Borders Lane, Loughton, IG10 3SB

Proposal: The proposal is for a 5m rear extension and internal alterations.

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/a0hTv00000EonWw>

Application No: EPF/0015/26

Officer: Marie-Claire Tovey

Location: 152 Borders Lane, Loughton, IG10 3SB

Proposal: The proposal is for a 6m rear extension and internal alterations.

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/a0hTv00000EodxQ>

Application No: EPF/0016/26

Officer: James Rogers

Location: 6 Queens Road, Loughton, IG10 1RS

Proposal: Prior notification for 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/a0hTv00000Ep8ZI>

Application No: EPF/0024/26

Officer: Muhammad Rahman

Location: 1 Langston Road, Loughton, IG10 3SD

Proposal: Application for approval of details reserved by condition 16 (Secured by Design) on planning permission 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).

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/a0hTv00000EpYdt>

6 Decisions

6.1 Decisions by Epping Forest District Council

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

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
13 January 2026**

Agenda item 4.3

Planning Application – Re-consultation: EPF/2201/25 – Proposal to fell four trees: T2, 4 and 5, Sycamore and T3, Ash, preserved by TPO/EPF/09/82

RE: EPF/2201/25 - Proposal to fell four trees; T2, 4 and 5, Sycamore and T3, Ash, preserved by TPO/EPF/09/82.

I have been in discussion with the agent for this case and write now to ask your members to consider withdrawing their objection to the above proposal.

I required more information to support the justification to lose what appeared to be 4 trees but is actually 3, where T4 and 5 are the same twin stemmed individual with a flexible brace between the two stems. It has been suggested that the most inclined stem, overhanging third party land could be removed and the remaining stem reduced to a pollard, and I have agreed this as a compromise.

I noted a bracket fungus, well known in Ash T3 as *Inonotus hispidus*, which is a heart rotting fungus and asked for clarification from the agent about its likely impact on the tree, which has been under major crown reduction management for some time due to its proximity to the building. In light of the lesions and established colonisation, it is my view that the tree has a limited amenity value in the future and could be replaced in a more public location with a more suitable choice.

T2. Sycamore has a poor form and cavities on its stem, which would justify its removal in favour better planting at a more visually prominent location on this large site.

I will insist on the replacement planting of T2 and T3, receiving my approval on species, size and location and inspected on site as planted, prior to felling of the trees.

In light of these negotiations, might I ask you to inform your members and seek their willingness to waive their objection.

I look forward to hearing from you.

Kind regards

Robin Hellier Dip. Arb. (R.F.S.)
Tree and Landscape Officer
Regulatory Services
Epping Forest District Council
Civic Offices
High Street, Epping. CM16 4BZ

Agenda item 6.1 Decisions by Epping Forest District Council for December 2025

Loughton Parish Ward	EPF no	Address details	Proposal	Decision Date	Decision	Decision level (ie delegated or Committee)
Loughton Whitebridge	EPF/2334/25	53, Valley Hill, Loughton, IG10 3AL	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.	18/12/2025	Not Required	Delegated Decision
Subtotal	1					
Buckhurst Hill East and Whitebridge	EPF/2208/25	15, Roding Gardens, Loughton, IG10 3NH	Certificate of Lawful Development for proposed loft conversion with rear dormer.	17/12/2025	Lawful	Delegated Decision
Subtotal	1					
Loughton Fairmead	EPF/1807/25	44, Mannock Drive, Loughton, IG10 2JD	Certificate of Lawful Development for a proposed single storey rear extension.	02/12/2025	Lawful	Delegated Decision
	EPF/2162/25	2, Prescott Green, Loughton, IG10 2AQ	Single storey side extension.	03/12/2025	Approve with Conditions	Delegated Decision
	EPF/2158/25	2, Prescott Green, Loughton, IG10 2AQ	Certificate of Lawful Development for proposed loft conversion.	04/12/2025	Lawful	Delegated Decision
	EPF/2103/25	23, Hillyfields, Loughton, IG10 2JT	Double storey side, single storey rear/side extension and single storey partial width front extension.	09/12/2025	Approve with Conditions	Delegated Decision
Subtotal	4					
Loughton Forest	EPF/1834/25	8, Fairmeadside, Loughton, IG10 4RH	TPO/EPF/07/79 (Ref: T61) T1: Horse Chestnut – Crown reduce height by up to 2m, as specified. Reduce lateral branches by up to 1m, as specified. Crown thin by 10%, as	01/12/2025	Approve with Conditions	Delegated Decision

			specified. NB: The permitted specification of works is detailed in the conditions below.			
	EPF/2143/25	27, Station Road, Loughton, IG10 4NZ	Conversion of a small integral garage into a habitable room.	04/12/2025	Approve with Conditions	Delegated Decision
	EPF/2104/25	35, Algers Road, Loughton, IG10 4NG	Certificate of Lawful Development for proposed extension of existing garage for storage.	04/12/2025	Not Lawful	Delegated Decision
	EPF/2180/25	21, Hazelwood, Loughton, IG10 4ET	Single-storey rear and side extension; change of use of existing garage to storage area and gym; first-floor side extension above garage; reconfiguration of external terrace and steps together with associated external works.	05/12/2025	Refuse	Delegated Decision
	EPF/1757/25	The Warren, Nursery Road, Loughton, IG10 4RN	Construction of an area of hardstanding incorporating soft landscaping and topsoil storage bund.	12/12/2025	Approve with Conditions	Delegated Decision
	EPF/2136/25	58, Cheriton, Sparelease Hill, Loughton, IG10 1BT	Loft conversion including raising ridge height of main dwelling, front gable, rear dormer window, rooflights and replace conservatory with two storey and single storey rear extension.	12/12/2025	Approve with Conditions	Delegated Decision
	EPF/2195/25	82, The Drive, Loughton, IG10 1HL	Proposed single storey side and rear extension.	12/12/2025	Approve with Conditions	Delegated Decision
	EPF/2150/25	231, High Road, Loughton, IG10 1AD	Advertisement consent for internally illuminated fascia and hanging signs.	12/12/2025	Approve with Conditions	Delegated Decision
	EPF/2236/25	81, Tycehurst Hill, Loughton, IG10 1BZ	Replacement of front boundary treatment, including new boundary wall, railings and vehicle gates.	16/12/2025	Approve with Conditions	Delegated Decision

	EPF/2123/25	104, The Drive, Loughton, IG10 1HL	Part one storey, part two storey, front, side and rear extensions.	16/12/2025	Approve with Conditions	Delegated Decision
	EPF/2204/25	119, Forest Road, Loughton, IG10 1EF	Single storey side and rear extension and roof extension, two front rooflights, and a rear dormer window. (Revised application).	17/12/2025	Approve with Conditions	Delegated Decision
Subtotal	11					
Loughton Roding	EPF/1700/25	Car Park, Langston Road, Loughton, IG10 3UE	Works to car park including the installation of three electric vehicle charging units, six charging bays and associated electrical equipment.	05/12/2025	Refuse	Delegated Decision
	EPF/2134/25	15, Rookwood Gardens, Loughton, IG10 2DQ	Certificate of Lawful Development for proposed loft conversion with rear dormer, Juliet balcony and front rooflights.	08/12/2025	Lawful	Delegated Decision
	EPF/2124/25	15, Rookwood Gardens, Loughton, IG10 2DQ	Erection of front porch, two storey side extension, two storey rear part single storey rear extension.	11/12/2025	Approve with Conditions	Delegated Decision
	EPF/2202/25	87, Skyhaven, Oakwood Hill, Loughton, IG10 3EP	Variation of conditions 2 and 3 Plan Numbers and Materials of EPF/1500/23 (Proposed part one, part two storey rear extension, floor plan redesign and all associated works).	12/12/2025	Approve with Conditions	Delegated Decision
	EPF/2169/25	89, Oakwood Hill, Loughton, IG10 3ER	Proposed single storey side/rear extension with raised patio.	15/12/2025	Approve with Conditions	Delegated Decision
	EPF/2216/25	19, Roydon Close, Loughton, IG10 3DN	Certificate of Lawful Development for proposed loft conversion with rear dormer.	23/12/2025	Lawful	Delegated Decision
Subtotal	6					
Loughton St. John's	EPF/2065/25	25, Carroll Hill, Loughton, IG10 1NL	Addition of basement floor, and other, minor amendments.	02/12/2025	Refuse	Delegated Decision

	EPF/2235/25	32, Sedley Rise, Loughton, IG10 1LT	Non-Material Amendment to EPF/1692/25 (Single storey rear and side extension, loft conversion).	03/12/2025	Refuse	Delegated Decision
	EPF/1980/25	4 Church Hill, Loughton, IG10 1LA	Certificate of Lawful Development for existing use of site as Use Class E.	04/12/2025	Lawful	Delegated Decision
	EPF/1926/25	Land adjacent to Campus Court, Borders Lane, Loughton, IG10 3GS	TPO/EPF/09/08 T1 & T2: Oak - Crown lift by up to 5m from ground, as specified. T4: Elm - Fell and replace, as specified.	04/12/2025	Approve with Conditions	Delegated Decision
			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. NB: The permitted specification of works is detailed in the conditions below.			
	EPF/2321/25	21, Wellfields, Loughton, IG10 1PB	Non-Material Amendment to EPF/3100/21 (Front ground floor extension and new porch).	05/12/2025	Refuse	Delegated Decision
	EPF/2090/25	7, The Greens Close, Loughton, IG10 1QE	Construction of a single-storey front porch extension.	08/12/2025	Refuse	Delegated Decision

	EPF/2078/25	31, Wellfields, Loughton, IG10 1PA	Two storey side extension with demolition of existing garage and conservatory	09/12/2025	Refuse	Delegated Decision
	EPF/2276/25	Land adjacent 2, The Uplands, Loughton, IG10 1NH	s73 Variation of Condition 2 Plan Numbers of EPF/0064/25 (Proposed new self-build dwelling (Re submission of EPF/2928/20)).	24/12/2025	Approve with Conditions	Delegated Decision
	EPF/2159/25	83 Queens Road, Loughton, IG10 1RR	Construction of ground floor rear extension, re-construction of existing first floor by window & alterations to fenestration of existing side elevation.	24/12/2025	Approve with Conditions	Delegated Decision
Subtotal	9					
	32					