



# **PLANNING AND LICENSING COMMITTEE**

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

**Monday 2 February 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  
27 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 19 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 Notices of Appeal**

4.1.1 **EPF/1595/25 – The Warren, Epping Forest, Loughton, IG10 4AA. Proposal: Installation of an Air Source Heat Pump (ASHP) system and associated infrastructure. (Appeal ref no: APP/J1535/ W/25/6002773 – 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/a0hTv00000AENi9>

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 16 February 2026.

4.1.2 **EPF/1432/25 – 22, Crossfields, Loughton, IG10 3PY.**

**Proposal: Erection of new dwelling. (Appeal ref no: APP/J1535/ W/25/6002649 – Min no PL297.1)**

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/a0hTv000009gAvR>

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 February 2026.

**4.2 Planning Application – Re-consultation: EPF/2198/25 – TPO/EPF/26/11  
- Lombardy Poplars x 3 – Fell and replace at 26 and 28 Upper Park –  
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 6)

**4.3 Epping Forest District Council – Planning Committee Notification**

The following applications will be considered by a meeting of the Committee A, Epping Forest District Council, on **4 February 2026 at 7pm**. Members having objected to these applications are invited to register a speaker with Democratic Services by 4pm on the day before the meeting, should they wish to comment further on the applications:

**4.3.1 EPF/0323/25 (Full Planning Permission) – The Lodge,  
Goldings Hill, Loughton, IG10 2RY. Proposal: Extensions to  
existing lodge and erection of two new detached houses  
fronting Goldings Road – Min no PL206.1**

**4.3.2 EPF/2035/25 (Removal or variation of conditions) – Corner  
Garth, Nursery Road, Loughton, IG10 4EF. Proposal:  
Retrospective Variation of Condition 2 Plan numbers of  
EPF/1780/23 (Proposed improvements and extensions) – Min  
no PL331.1**

**4.4 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**

**For Info Only:** Epping Forest District Council Licensing Section have advised that following withdrawal of the objections of this Committee and the Loughton Residents Association Plans Group, in response to the applicant's amended hours, this application has now been withdrawn from the Licensing hearing on 3 February 2026.

For the record, the applicant agreed a terminal hour of 22:30 for the sale of alcohol and the premises will close at 23:00.

**5 Planning Applications**

**To CONSIDER the planning applications received for the weeks 16 January and 23 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/2116/25

**Officer:** Yee Cheung

**Location:** New Oak Lodge, England's Lane, Loughton, IG10 2NZ

**Proposal:** Erection of new dwellinghouse in replacement of previously approved dwelling under planning application: EPF/2969/15 with associated works to provide access, parking, and landscaping. The proposal will also include the refurbishment and repair of Grade II listed gates and piers.

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/a0hTv00000CEgWj>

**Application No:** EPF/0003/26

**Officer:** Klajdi Koci

**Location:** Rectory Court, Goldings Hill, Loughton, IG10 1LN

**Proposal:** New Parking spaces for the existing block of flats.

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/a0hTv00000EkOSH>

**Application No:** EPF/0086/26

**Officer:** Nathaniel Raimi

**Location:** Land at Whitakers Way to the rear of the rear of 47 - 49

Baldwins Hill Loughton IG10 1SF

**Proposal:** Erection of 2 storey 3 bedroom self-build detached 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/a0hTv00000F8ITI>

**Application No:** EPF/0142/26

**Officer:** Mohinder Bagry

**Location:** 16 Danbury Road, Loughton, IG10 3AP

**Proposal:** Outbuilding in 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/a0hTv00000FMiSH>

**5.2 Removal/variation of conditions - Section 73 TCPA  
No Applications Listed Under This Permission.**

**5.3 Consent to display an advertisement Permission:**

**Application No:** EPF/2431/25

**Officer:** Klajdi Koci

**Location:** Loughton Underground Station, Station Approach, Loughton, IG10 4PD

**Proposal:** Advertisement consent for non-illuminated fascia sign to front and side of building.

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/a0hTv00000DtvkX>

**5.4 Householder Planning Permission:**

**Application No:** EPF/0026/26

**Officer:** Nathaniel Raimi

**Location:** 73 Tycehurst Hill, Loughton, IG10 1BZ

**Proposal:** Rear and 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/a0hTv00000Eq7i5>

**Application No:** EPF/0118/26

**Officer:** Suleman Uddin

**Location:** 21 The Crescent, Loughton, IG10 4PY

**Proposal:** Loft conversion including a hip-to-gable roof extension, construction of side dormer windows and a front dormer window, and alterations to the existing front porch.

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/a0hTv00000FGz25>

**5.5 Consent under Tree Preservation Orders**  
**No Applications Listed Under This Permission.**

**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/0045/26  
**Officer:** James Rogers  
**Location:** 30 Chandler Road, Loughton, IG10 2LQ  
**Proposal:** Proposed single-storey 4m rear extension with an eaves height of 2.868m and a maximum overall height of 2.981m.  
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/a0hTv00000EvwKC>

**Application No:** EPF/0055/26  
**Officer:** Marie-Claire Tovey  
**Location:** 13 Habgood Road, Loughton, IG10 1HF  
**Proposal:** Single storey rear extension with flat roof.  
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/a0hTv00000F1jDI>

**Application No:** EPF/0075/26  
**Officer:** Yee Cheung  
**Location:** Davenant Foundation School, Chester Road, Loughton, IG10 2LD  
**Proposal:** Part Approval of Details Reserved by Condition 5 Demolition plan of EPF/1305/25 (Demolish existing sixth form and library block and replace with new partial two storey sixth form including library and SEN classrooms).  
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/a0hTv00000F5aAI>

**Application No:** EPF/0121/26  
**Officer:** Yee Cheung  
**Location:** Land and garages at Whitehills Road, Loughton, IG10 1TS  
**Proposal:** Approval of Details Reserved by Conditions 3 Materials, 4 Gates, 5 Surface Water Drainage and 7 Levels of EPF/0145/25 Allowed on Appeal (Existing garages enlarged, extended and reduced from 27no. garages to 21no. 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/a0hTv00000FIM34>

## 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**  
**27 January 2026**

**Agenda item 4.2**

**Matters for Report: Planning Application Re-consultation**

**RE: Objection to EPF/2198/25 – TPO/EPF/26/11 - Lombardy Poplars x 3 – Fell and replace at 26 and 28 Upper Park.**

Following the receipt of the Tree report from Writtle Park Consultancy, I have reviewed the findings therein and cannot dispute the extensive nature of wood degradation evident in all three trees. The tomograph may well exaggerate the extent and degree of rot due to cracks and flutes, but the drill results clearly show levels of wood weakening to support the argument that whole tree failure is an increasing possibility with severe consequences due to their roadside location and small front gardens to the modern houses.

Furthermore, it is accepted that if T2 and T3 are found to be sufficiently decayed to warrant their removal, then T1 would be exposed to wind loads that it has not experienced previously and clearly shows extensive loss in wood strength, which wouldn't bode well for its long-term survival. Three good, big Limes might be better legacy options at this prominent location.

I therefore ask you to put my request that members reconsider their objection in the light of the evidence produced, with a view to waiving their objection, subject to suitable replanting.

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