



PLANNING AND LICENSING COMMITTEE

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

Monday 2 March 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

24 February 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 16 February 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 Notice of Appeal**
 - 4.1.1 EPF/0614/25 – 8 Ollards Grove, Loughton, IG10 4DW.**
Proposal: Demolition of existing site property for replacement with a three-storey residential development to create 7 dwellings, plus basement car parking. (Appeal ref no: 6004590 – Min no PL233.1)
<https://eppingforestdc.my.site.com/pr/s/detail/a0XTv000003mcPR>

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 20 March 2026.
- 5 Draft North Weald Bassett Neighbourhood Plan**
The Committee is invited to comment on the Draft North Weald Bassett Neighbourhood Plan. The consultation period runs from:
Start: Monday 16 February 2026
End: Monday 30 March 2026
(See attached page 6).
- 6 Planning Applications**
To CONSIDER the planning applications received for the weeks 13 February and 20 February 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.

- 6.1 Full Planning Permission:
No Applications Listed Under This Permission.**
- 6.2 Removal/variation of conditions - Section 73 TCPA**
Application No: EPF/0348/26
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/a0hTv00000GIPwS>
- 6.3 Consent to display an advertisement Permission:
No Applications Listed Under This Permission.**
- 6.4 Householder Planning Permission:**
Application No: EPF/0177/26
Officer: Suleman Uddin
Location: 26 Hanson Drive, Loughton, IG10 2EB
Proposal: Retrospective application for new driveway area and steps.
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/a0hTv00000Fcyyb>
- Application No:** EPF/0254/26
Officer: Loredana Ciavucco
Location: 29 Algiers Road, Loughton, IG10 4NG
Proposal: Extension of existing dropped kerb, loft conversion with rear dormer and front roof lights and single storey wrap around 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/a0hTv00000Fxt9>
- Application No:** EPF/0273/26
Officer: Hannah Collins
Location: 51 River Way, Loughton, IG10 3LJ
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/a0hTv00000G3FKf>
- Application No:** EPF/0287/26
Officer: Yee Cheung
Location: 15 Dunmow Close, Loughton, IG10 3AS
Proposal: Rear and part side single storey extension, replacement wall finishes to existing dormer, bay window to front elevation and garage/outbuilding to front of property.
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/a0hTv00000G73ny>
- Application No:** EPF/0290/26
Officer: Klajdi Koci
Location: 65 Southview Road, Loughton, IG10 3LQ
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/a0hTv00000G7tPx>

Application No: EPF/0320/26

Officer: Suleman Uddin

Location: 53 Pyrles Lane, Loughton, IG10 2NL

Proposal: Erection of a part single and part 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/a0hTv00000GCabB>

Application No: EPF/0336/26

Officer: Caroline Brown

Location: 23 High Road, Loughton, IG10 4JJ

Proposal: Single storey ground 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/a0hTv00000GFN3B>

Application No: EPF/0351/26

Officer: Mohinder Bagry

Location: 31 Wellfields, Loughton, IG10 1PA

Proposal: Two storey side extension with demolition of existing garage and conservatory (Revised Application).

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/a0hTv00000GJlrd>

6.5 **Listed building consent (Alt/Ext)**

Application No: EPF/2117/25

Officer: Yee Cheung

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

Proposal: Erection of dwellinghouse along with associated access, landscaping and parking areas 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/a0hTv00000CEirt>

6.6 **Consent under Tree Preservation Orders**

Application No: EPF/0333/26

Officer: Robin Hellier

Location: 38 Upper Park, Loughton, IG10 4EQ

Proposal: TPO/EPF/05/89 (Ref: T2)

T1: Cypress - Crown reduce height and side by up to 3m. 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/a0hTv00000GElyj>

6.7 **Deemed Permission and Others – provided for information only: (Members are reminded that comments are not normally accepted on these applications).**

Application No: EPF/0231/26

Officer: Hannah Collins

Location: 11 Crossfields, Loughton, IG10 3PY

Proposal: Approval of Details Reserved by Conditions 3 Surface Water Drainage and 4 Broadband of EPF/0975/19 Allowed on Appeal (Erection of a single storey rear extension and erection of a new attached dwelling, following demolition of existing garage).

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/a0hTv00000FpayU>

Application No: EPF/0238/26

Officer: Klajdi Koci

Location: 26 Ladyfields, Loughton, IG10 3RP

Proposal: Certificate of Lawful Development for proposed front porch and side toilet cubicle.

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/a0hTv00000FrJ5V>

Application No: EPF/0275/26

Officer: Loredana Ciavucco

Location: 28 Ollards Grove, Loughton, IG10 4DW

Proposal: Approval of details reserved by conditions No. 11 Details of surface water disposal and No. 13 Landscape details of EPF/2473/25 (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/a0hTv00000G3kJd>

Application No: EPF/0318/26

Officer: Klajdi Koci

Location: 23 Hillyfields, Loughton, IG10 2JT

Proposal: Certificate of Lawful Development for proposed ancillary 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/a0hTv00000GCMJh>

Application No: EPF/0352/26

Officer: Muhammad Rahman

Location: Alandale Scaffolding, Langston Road, Loughton IG10 3SL

Proposal: Approval of Details Reserved by Condition 6 (Archaeology) of EPF/1165/22 (Outline application for a New Data Centre with some matters reserved (Except Access, Layout & Scale)).

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/a0hTv00000GJltF>

7 Decisions

7.1 Decisions by Epping Forest District Council

No decision notices have been received.

8 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

8.1 Application for a Pavement Licence - Esquires Coffee, 243 High Road, Loughton, IG10 1AD

An application for a pavement licence has been made to the Licensing Department at Epping Forest District Council in respect of the above premises. (See attached, page 7.)

All comments or representations should be submitted no later than 2 March 2026.

9 Enforcement and Compliance

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

**Mark Squire
TOWN CLERK
24 February 2026**

Agenda item 5
Draft North Weald Bassett Neighbourhood Plan

Sent: 16 February 2026 14:54

To: Adriana Jones

Subject: North Weald Bassett Draft Neighbourhood Plan - Regulation 14 Consultation

Dear Sir/Madam

I am writing to formally notify you of the Regulation 14 Pre-Submission Consultation for the **Draft North Weald Bassett Neighbourhood Plan**.

As a statutory consultee, or an interested party, we are seeking your comments on the Draft Plan before it is finalised for submission under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended). The consultation period runs from:

Start: Monday 16th February 2026

End: Monday 30th March 2026 20:59

During this time, the Draft Plan and supporting documents can be viewed at [Regulation 14 Consultation - North Weald Bassett Parish Council](#).

We welcome any comments you may have, which should be submitted in writing by the consultation deadline. Representations can be sent as follows:

- Online: <https://www.surveymonkey.com/r/W2LVC5D>
- Email: NP@northweald-pc.gov.uk
- Post: **NWBPC, Queens Hall Community Centre, School Green Lane, North Weald, Essex CM16 6EJ**

Please be sure to include your name, organisation, and any relevant reference information with your response.

Your input is greatly appreciated and will help shape the next stage of the Neighbourhood Plan.

Kind regards

Adriana

Adriana Jones
North Weald Bassett Parish Council
The Parish Office
Queens Hall Community Centre
School Green Lane
North Weald
Essex CM16 6EJ
www.northweald-pc.gov.uk
Tel: 01992 952777

Agenda item 8.1

Application for a Pavement Licence - Esquires Coffee, 243 High Road, Loughton, IG10 1AD



REGISTER OF PAVEMENT LICENCE APPLICATION RECEIVED

The Business and Planning Act 2020 (Pavement Licences)

Date application received: 16th February 2026 Applicant name:

Esquires Coffee Loughton Ltd

Address of Premises: Esquires, 243 High Road, Loughton, IG10 1AD Brief details of the nature of the application:

New application for a pavement licence for one (1) table and four (4) chairs; Monday to Sunday 06:00 to 18:00 for the consumption of food and/or drink by other people.

Any representations regarding the above application should be made by **2nd March 2026** to:

Epping Forest District Council Licensing Unit
Civic Offices High Street
Epping CM16 4BZ

Or email: licensing@eppingforestdc.gov.uk