



PLANNING AND LICENSING COMMITTEE

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

Monday 27 April 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
21 April 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 March 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 Change to Written Representation Planning Appeals

FOR INFORMATION: The following advice has been received from Epping Forest District Council Planning Services:

From 1 April 2026, a change has been implemented by the Planning Inspectorate (PINS) regarding planning appeals submitted through Written Representations. Under this new procedure, most written representation appeals will now **only** accept evidence that was presented to the local planning authority at the time of application. This adjustment is designed to speed up the appeals process and to encourage applicants to submit a comprehensive body of evidence from the outset.

Prior to this change, it was not uncommon for amended plans and/or additional information to be provided to the Planning Inspectorate that the Council had not previously seen or considered. By ensuring all relevant information is provided at application stage, Councils will be better equipped to make informed decisions at the initial stage and neighbours/consultees will have sight of all relevant information when considering a scheme, which aligns with the universal principle of keeping planning decisions local.

This change was introduced by regulations laid by government in February 2026, with the aim of keeping decisions local and offering a quicker appeal process.

4.2 Notices of Appeal

4.2.1 EPF/2305/25 – 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. (Appeal ref no: 6007526 – Min no PL363.1)

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/detail/a0XTv000004EFOH>

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 14 May 2026.

4.2.2 EPF/2553/25 – 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. (Appeal ref no: 6007735 – Min no PL379.1)

For information only: An appeal has been made to the Secretary of State in respect of the above site. The appeal is Against a Refusal, following the decision of Epping Forest District Council. The appeal is to be determined on the basis of written representations.

The Committee is advised that as the appeal is proceeding under the Householder Appeals Service there is no opportunity to submit further comments. The District Council will forward on all representations it has received to the Planning Inspectorate and the appellant unless withdrawn. The Planning Inspectorate aims to deal with appeals that follow the above procedure within 8 weeks of the appeal start date of 14 April 2026.

4.3 Epping Forest District Council Planning Committee Notifications

4.3.1 EPF/1598/25 – 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 – Min no PL363.1

Following an objection from the Planning & Licensing Committee at its meeting on 1 December 2025, Epping Forest District Council have advised that the above application will be considered by a meeting of Committee A on 29 April 2026. The officer's report is contained with the agenda for the meeting, at [\(Public Pack\)Agenda Document for Planning Committee A, 29/04/2026 19:00](#)

Members are asked for a representative to attend this meeting to comment further on this proposal.

4.3.2 EPF/2254/25 – 120 Valley Hill, Loughton, IG10 3AU. Proposal: Demolition of existing single storey dwelling and construction of 2no. new self-build dwellings, private amenity, off street car parking, landscaping and boundary treatment – Min no PL371.1

Following an objection from the Planning & Licensing Committee at its meeting on 1 December 2025, Epping Forest District Council have advised that the above application will be considered by a meeting of Committee A on 29 April 2026. The officer's report is contained with the agenda for the meeting, at [\(Public Pack\)Agenda Document for Planning Committee A, 29/04/2026 19:00](#)

Members are asked for a representative to attend this meeting to comment further on this proposal.

5 Planning Application Notification Omission

FOR INFORMATION: Following receipt of a written objection to a planning application: EPF/2505/25 – 2 Church Hill, Loughton, IG10 1LA. Proposal: Certificate of Lawful Development for proposed use as children’s day nursery with associated alterations, searches for this proposal on weekly lists received from Epping Forest District Council (EFDC) could not be found.

Subsequent enquiries on the EFDC Planning Portal, by the Planning Committee Clerk, show this application was approved with the officer report stating: “no response received from the Parish Council”.

6 Planning Applications

To CONSIDER the planning applications received for the weeks 10 April and 17 April 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:

Application No: EPF/0651/26

Officer: Alex Sadowsky

Location: 295-309, High Road, Loughton, IG10 1AL

Proposal: Roof extension to provide an additional floor of residential accommodation comprising 4 flats, and associated amenity space and including a new extension of existing staircase and additional escape staircase. (Resubmission of EPF/3294/21).

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/a0hTv00000Gokkn>

Application No: EPF/0731/26

Officer: Suleman Uddin

Location: 50 Marjorams Avenue, Loughton, IG10 1PU

Proposal: Proposed roof extension with dormers to rear and side.

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/a0hTv00000GxjUX>

6.2 Removal/variation of conditions - Section 73 TCPA

There are no applications listed under this permission.

6.3 Consent to display an advertisement Permission:

There are no applications listed under this permission.

6.4 Householder Planning Permission:

Application No: EPF/0650/26

Officer: Suleman Uddin

Location: 37 Spring Grove, Loughton, IG10 4QD

Proposal: Erection of a single-storey rear extension and two-storey side extension, alterations to the façade including bay windows.

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/a0hTv00000GokWH>

Application No: EPF/0688/26

Officer: Klajdi Koci

Location: 5 Drayton Avenue, Loughton, IG10 3DF

Proposal: Construction of 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/a0hTv00000Gsnli>

Application No: EPF/0692/26

Officer: Klajdi Koci

Location: 28 Albion Hill, Loughton, IG10 4RD

Proposal: Proposed extensions to front, side, rear and roof to enlarge and update the existing detached house including basement.

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/a0hTv00000Gt7sU>

Application No: EPF/0699/26

Officer: Klajdi Koci

Location: 62 Wellfields, Loughton, IG10 1NY

Proposal: Erection of Front Porch, Two-Storey Side and Rear Extension, Loft Conversion with Rooflights.

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/a0hTv00000GtwyD>

Application No: EPF/0712/26

Officer: Klajdi Koci

Location: 61 Traps Hill, Loughton, IG10 1TD

Proposal: Erection of replacement front boundary wall and soft landscaping.

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/a0hTv00000GvNLF>

Application No: EPF/0718/26

Officer: Klajdi Koci

Location: 16 The Uplands, Loughton, IG10 1NH

Proposal: Part demolition at ground floor level, single storey side extension and new covered porch to serve main entrance.

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/a0hTv00000GwQFR>

Application No: EPF/0733/26

Officer: Loredana Ciavucco

Location: 70 Alderton Hall Lane, Loughton, IG10 3HE

Proposal: 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/a0hTv00000Gxnl4>

Application No: EPF/0741/26

Officer: Klajdi Koci

Location: 27 Conyers Way, Loughton, IG10 2AB

Proposal: Rear extension for disabled person (Amended application to EPF/2283/25).

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/a0hTv00000GyafJ>

Application No: EPF/0749/26

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 for ancillary 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/a0hTv00000GzZyy>

6.5 Listed building consent (Alt/Ext)

There are no applications listed under this permission.

6.6 Consent under Tree Preservation Orders

Application No: EPF/0586/26

Officer: Robin Hellier

Location: 5 Salcombe Park, High Road, Loughton, IG10 4QT

Proposal: TPO/EPF/09/90

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/a0hTv00000GijjZ>

Application No: EPF/0734/26

Officer: Thomas Peppiatt

Location: 17 Albion Hill, Loughton, IG10 4RA

Proposal: TPO/EPF/23/88 (Ref: T26)

T1: Horse Chestnut - Crown reduce to previous points, 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/a0hTv00000GxdnK>

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/0678/26

Officer: Yee Cheung

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

Proposal: Approval of Details Reserved by Condition 4 Contaminated Land of EPF/1165/22(Outline application for a New Data Centre with some matters reserved (Except Access, Layout & Scale) (Renewal of EPF/1136/19)).

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/a0hTv00000GrQ4n>

Application No: EPF/0708/26

Officer: Yee Cheung

Location: 18 Mannock Drive, Loughton, IG10 2JA

Proposal: Certificate of Lawful Development (Existing) for 6 people HMO for the main house and use of outbuilding as a self-contained residential 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/a0hTv00000GuqXN>

Application No: EPF/0748/26

Officer: Klajdi Koci

Location: 57 Traps Hill, Loughton, IG10 1TD

Proposal: Certificate of Lawful Development for proposed single storey 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/a0hTv00000GzPbO>

Application No: EPF/0751/26

Officer: Caroline Brown

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

Proposal: Approval of Details Reserved by Condition 3 Removal of unauthorised dormer of EPF/2035/25 (Retrospective Variation of Condition 2 Plan numbers of EPF/1780/23 (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/a0hTv00000GzuX7>

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

9 Enforcement and Compliance

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

Mark Squire
TOWN CLERK
21 April 2026