



PLANNING AND LICENSING COMMITTEE

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

Monday 7 September 2026

at Loughton Town Council Chamber, 1 Buckingham Court, Rectory Lane,
Loughton, IG10 2QZ

to transact the business shown in the agenda.

**Liz Petyt Start
Town Clerk**

1 September 2026

Membership:

Councillor C Davies (Chairman)

Councillor J Riley (Vice Chairman)

Councillors

W Dodd
C Ubah

K W Lee
Vacancy

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 17 August 2026.
- 4 Public Representations**
To hear any representations from members of the public who have registered a request to address the Committee in accordance with no 5, Appendix B, of the Standing Orders.
- 5 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.
 - 5.1 Notices of Appeal**
 - 5.1.1 EPF/0508/26 – 26 Station Road, Loughton, IG10 4NX.**
Proposal: Partial demolition of existing side and rear extension, construction of side and rear extensions at ground and first floor. (Appeal ref no: 6014085 – Min no PL434.4)
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 11 August 2026.
 - 5.1.2 EPF/0364/26 – 5 Hampton Mead, Loughton, IG10 1TX.**
Proposal: Erection of single storey 2 bed custom build dwelling. (Appeal ref no: 6014532 – Min no PL425.1)

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/a0hTv00000GLxFC>

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 23 September 2026.

5.2 Licensing Application: Amended Comments – Application for a new Premises Licence for Travelodge Hotel Langston Road Loughton IG10 3SD – Min no PL524.1

The Committee is requested to RATIFY the following amended comments, in respect of the above licensing application, outlining the Committee's reasons for OBJECTING to this proposal:

"The Committee OBJECTED to this application on the grounds that there should be no off sales at this premises. Sale and consumption of alcohol should only be permitted on site, in order to comply with the following licensing conditions:

1. The prevention of crime and disorder
2. Public safety
3. The prevention of public nuisance

The Committee's concern is that unrestricted 24-hour off-sales would introduce an additional source of alcohol for consumption away from the premises in an area which has already experienced unpredictable late-night anti-social behaviour and significant vehicle-related disturbance. There are no other local outlets supplying alcohol 24/7.

In particular, there have been late-night car meets at the Langston Road retail park involving excessive vehicle noise and fireworks, including disturbance at 2.00am. These disturbances were sufficiently serious for Essex Police to be contacted. The noise and fireworks were clearly audible from Jessel Green despite the considerable distance from Langston Road.

Subsequently extensive tyre and skid marks across the retail park car park have been observed by a Committee member. A member of staff at the retail park confirmed that the marks had been caused by the car meets and that fireworks had been set off. The connection with the late-night activity at Langston Road is confirmed by local EFDC councillors.

The concern is not that Travelodge is responsible for this existing activity, nor for the conduct of individuals once they have left the premises. Rather, it is that permitting unrestricted 24-hour off-sales could add to or exacerbate an existing risk of public nuisance and associated anti-social behaviour in the locality, particularly during late-night and early-morning hours when such disturbance has previously occurred.

For that reason, if 24-hour alcohol sales are permitted for consumption on the premises, there should be no unrestricted 24-hour off-sales. This would support the licensing objectives of preventing public nuisance and preventing crime and disorder."

6

Planning Applications

To CONSIDER the planning applications received for the weeks 14 August, 21 August and 28 August 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/1559/26

Officer: Nicola Bickerstaff

Location: Roding Valley Recreation Ground Changing Rooms , Near Roding Road, Loughton , IG10 3BS

Proposal: Demolition of two derelict buildings (football changing room blocks).

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/a0hTv00000IIDx7>

Application No: EPF/1581/26

Officer: Mohinder Bagry

Location: 32 Church Hill, Loughton, IG10 1LA

Proposal: Proposed change of use from Sui Generis Funeral Parlour to Children's Home – Use Class C2 (Residential Institutions).

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/a0hTv00000IpeaX>

6.2 Removal/variation of conditions - Section 73 TCPA

Application No: EPF/1564/26

Officer: Loredana Ciavucco

Location: 8 Summerfield Road, Loughton, IG10 4JF

Proposal: Variation of Condition 2 Plan numbers of EPF/2553/25 (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/a0hTv00000Im7Pq>

Application No: EPF/1612/26

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/a0hTv00000IvaE5>

6.3 Consent to display an advertisement Permission:

There are no applications listed under this permission.

6.4 Householder Planning Permission:

Application No: EPF/1182/26

Officer: Yee Cheung

Location: 49 Church Hill, Loughton, IG10 1QP

Proposal: Proposed vehicular gate and boundary wall.

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/a0hTv00000HiPIh>

Application No: EPF/1486/26

Officer: Loredana Ciavucco

Location: 104 The Drive, Loughton, IG10 1HL

Proposal: New outbuilding/ garden room to be used as a home office.

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/a0hTv00000IZNc5>

Application No: EPF/1496/26

Officer: Klajdi Koci

Location: 56 Hilltop, Loughton, IG10 1PX

Proposal: Proposed single storey rear extension, rear patio 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/a0hTv00000IbV2U>

Application No: EPF/1520/26

Officer: Suleman Uddin

Location: 47 Clovelly, York Hill, Loughton, IG10 1HZ

Proposal: Removal of front paving and surround to be replaced with natural stone paving. Bins to be located behind existing hedges and greenery at the front of the 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/a0hTv00000Ifmj3>

Application No: EPF/1539/26

Officer: Hannah Collins

Location: 2 Salcombe Park, High Road, Loughton, IG10 4QT

Proposal: Single storey rear extension, Catio, Infill of 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/a0hTv00000IippF>

Application No: EPF/1546/26

Officer: Loredana Ciavucco

Location: 161 Grosvenor Drive, Loughton, IG10 2LB

Proposal: Proposed hip-to-gable loft conversion with rear dormer and part first-floor 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/a0hTv00000Ik2R4>

Application No: EPF/1553/26

Officer: Suleman Uddin

Location: 7 Whitehills Road, Loughton, IG10 1TS

Proposal: Hip to gable 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/a0hTv00000IkUGr>

Application No: EPF/1569/26

Officer: Caroline Brown

Location: 28 The Uplands, Loughton, IG10 1NH

Proposal: Proposed alterations to front of house including New Porch, Boundary Wall/Gates and alterations to Front 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/a0hTv00000InGFI>

Application No: EPF/1611/26

Officer: Yee Cheung

Location: 24 The Crescent, Loughton, IG10 4PY

Proposal: Rear extension including ridge raise for loft conversion and 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/a0hTv00000luwYP>

Application No: EPF/1635/26

Officer: Suleman Uddin

Location: 31 Audley Gardens, Loughton, IG10 2EN

Proposal: Loft conversion with rear dormer and front rooflights, front porch 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/a0hTv00000J0T8I>

Application No: EPF/1642/26

Officer: Suleman Uddin

Location: 1 Barfields Path, Loughton, IG10 3JJ

Proposal: Demolition of wc and store to side elevation. Erection of single storey rear and side extension and front porch. Removal of first floor cladding and replacement with new render elevations.

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/a0hTv00000J2ORV>

Application No: EPF/1646/26

Officer: Nathaniel Raimi

Location: 15 Sparelease Hill, Loughton, IG10 1BS

Proposal: Proposed extensions, roofing works including solar panels and dormers, boundary treatments and creation of therapy space (Revised application to EPF/1230/26).

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/a0hTv00000J36p7>

Application No: EPF/1649/26

Officer: Loredana Ciavucco

Location: Woodbury House, Woodbury Hill, Loughton, IG10 1JB

Proposal: Two 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/a0hTv00000J3XvI>

6.5 Listed building consent (Alt/Ext)

There are no applications listed under this permission.

6.6 Consent under Tree Preservation Orders

There are no applications listed under this permission.

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

Lawful Development Certificate Proposed:

Application No: EPF/1610/26

Officer: Suleman Uddin

Location: 124 Willingale Road, Loughton, IG10 2DA

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/a0hTv00000luO26>

Application No: EPF/1615/26

Officer: Suleman Uddin

Location: 26 Lower Road, Loughton, IG10 2RT

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/a0hTv00000lwW6n>

Approval of details reserved by a condition:

Application No: EPF/1560/26

Officer: Klajdi Koci

Location: Land adjacent to 2 Uplands, Loughton IG10 1NG

Proposal: Approval of Details Reserved by Conditions 3 Surface Water Drainage, 4 Hard and Soft Landscaping, 9 Biodiversity Enhancement Scheme and 12 Contaminated Land of EPF/2276/25 (s73 Variation of Condition 2 Plan Numbers of EPF/0064/25 (Proposed new self-build 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/a0hTv00000li4c6>

Application No: EPF/1592/26

Officer: Caroline Brown

Location: 227 High Road, Loughton, IG10 1BB

Proposal: Approval of Details Reserved by Condition 17 Contaminated Land of EPF/0781/25 (Change of use of Pub (pub with food) to a shared space comprising of Health & Wellbeing, Retail, and Café on the ground floor and Offices to the first floor. Partial removal of existing rear buildings and all services, replacing with a new extension to the side/rear).

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/a0hTv00000lrFL7>

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.

**Liz Petyt Start
TOWN CLERK
1 September 2026**