



PLANNING AND LICENSING COMMITTEE

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

Monday 5 October 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

29 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 21 September 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/0086/26 – 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. (Appeal ref no: 6015555 – Min no PL394.1)**

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/a0XTv00000508lt>

An appeal has been made to the Secretary of State in respect of the above site and will be determined on the basis of written representations. The appeal is Against a Non-Determination 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 22 October 2026.
 - 5.1.2 EPF/0692/26 – 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. (Appeal ref no: 6016094 – Min no PL454.4)**

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 4 weeks of the appeal start date of 21 September 2026.

5.2 Planning Application Re-consultation

5.2.1 Householder Planning Permission: EPF/0712/26 – 61 Traps Hill, Loughton, IG10 1TD. Proposal: Erection of replacement front boundary wall and soft landscaping – Min no PL452.4.

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>

Epping Forest District Council has advised that amendments have been made to this application, and would welcome any further comments you may have.

Re-consultation Period Ends: 8 October 2026

6 Proposed Planning Application: Data Centre on Land at New Barns Farm, Chigwell – Proposals for Roding Campus

FOR INFORMATION: Notification has been received as local engagement begins for a proposal at Roding Campus, a new data centre campus on land south of Roding Lane, near New Barns Farm, between Chigwell and Buckhurst Hill, (see attached, pages 5 – 6.) A letter of objection to this proposal has also been received for consideration (see pages 7 – 8).

7 Planning Applications

To CONSIDER the planning applications received for the weeks 18 September and 25 September 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.

7.1 Full Planning Permission:

Application No: EPF/1750/26

Officer: Caroline Brown

Location: Cassis Court, Chigwell Lane, Loughton, IG10 3UA

Proposal: Demolition of the existing bin store area and construction of a larger bin store area.

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/a0hTv00000JN0h8>

7.2 Removal/variation of conditions - Section 73 TCPA

There are no applications listed under this permission.

7.3 Consent to display an advertisement Permission:

There are no applications listed under this permission.

7.4 Householder Planning Permission:

Application No: EPF/1738/26

Officer: Suleman Uddin

Location: 44 Ollards Grove, Loughton, IG10 4DW

Proposal: Proposed front extension to replace an 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/a0hTv00000JLgKf>

Application No: EPF/1786/26

Officer: Nathaniel Raimi

Location: 43 Forest View Road, Loughton, IG10 4DY

Proposal: Rear 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/a0hTv00000JUSVN>

7.5 Listed building consent (Alt/Ext)

There are no applications listed under this permission.

7.6 Consent under Tree Preservation Orders

There are no applications listed under this permission.

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

Prior approval Part 1 Class A.1(ea): Larger home extension:

Application No: EPF/1420/26

Officer: James Rogers

Location: 65 Stonards Hill, Loughton, IG10 3EH

Proposal: A single-storey lean-to style conservatory of PVCu construction with a dwarf wall base, attached to the rear elevation of the property. The structure features a white PVCU frame with 28mm toughened safety glass glazing and a glazed roof incorporating blue self-cleaning, solar-control glass panels.

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/a0hTv00000IKAwv>

Approval of details reserved by a condition:

Application No: EPF/1774/26

Officer: Muhammad Rahman

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

Proposal: Approval of Details Reserved by Condition 8 Flood Risk Assessment of EPF/1165/22 and S73 EPF/0388/26 (Outline Planning Permission EPF/1165/22 and the subsequent approved Section 73 application EPF/0388/26 (outline permission for a new data centre with some matters reserved)).

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/a0hTv00000JRz1G>

Application No: EPF/1785/26

Officer: Muhammad Rahman

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

Proposal: Approval of Details Reserved by Condition 4 (Contaminated Land) of EPF/1165/22 & EPF/0388/26 (New Data Centre).

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/a0hTv00000JTmkh>

8 Decisions

8.1 Decisions by Epping Forest District Council

No decision notices have been received.

9 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

9.1 Application for a Pavement Licence Renewal – Dada, 31 Station Road, Loughton, Essex, IG10 4NZ

Epping Forest District Council, Licensing Officer has advised that the above named premises has sought to renew the Pavement Licence they hold with no changes – see details below:

PERMITTED USE OF LICENCED AREA:

Three (3) Tables
Six (6) Chairs
One (1) Bench

for the consumption of food and/or drink by other people

DAYS & TIMES Monday – Sunday: 07:00 to 16:00

If you have any objections, please note the consultation ends on 6th October 2026.

10 Enforcement and Compliance

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

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

Agenda Item 6

Proposed Planning Application: Data Centre On Land At New Barns Farm, Chigwell – Proposals for Roding Campus

From: Rebecca Langton

Sent: 25 September 2026 11:24 AM

To: office@buckhursthillpc.gov.uk <office@buckhursthillpc.gov.uk>; Liz Petyt-Start <Liz.Petyt-Start@loughton-tc.gov.uk>

Subject: Proposals for Roding Campus

Good morning,

I am writing to introduce proposals for Roding Campus, a new data centre campus on land south of Roding Lane, near New Barns Farm, between Chigwell and Buckhurst Hill. We wanted to contact you directly as we begin sharing the proposals with local residents.

Given your parish neighbours this area, we wanted to make you aware of the proposals as local engagement begins. The project sits within a wider context of growing demand for digital infrastructure, but we recognise that the local impacts and community views will be important considerations as the proposals develop.

The proposals

The emerging plans include two data centre buildings with adjoining administrative offices, together with supporting power and cooling infrastructure, access, parking and landscaping. We are preparing an outline planning application to establish the principle and broad parameters of development, with access considered at this stage and detailed design brought forward later. No planning application has yet been submitted.

We recognise the sensitivity of the location, including its Green Belt setting and proximity to the Epping Forest Special Area of Conservation. Technical work is informing the proposals and will assess potential impacts, including landscape, biodiversity, noise, traffic, energy and water use.

The proposals seek to help meet growing demand for the digital infrastructure that supports services used every day by residents, businesses and public bodies. Data centre investment is already coming forward elsewhere in the district, including at North Weald Airfield and in Loughton. The project's Need Assessment considers this wider activity alongside the continuing demand for additional capacity across London and the surrounding region, and how this development could contribute to meeting it.

Community engagement

This evening, we are meeting with immediate neighbours to explain the proposals and hear their initial views. We recognise the importance of giving local people time to understand what is being proposed and raise questions, and of keeping elected representatives informed throughout that process.

We would be very happy to arrange a separate briefing with you over the coming weeks to talk through the proposals, hear your views and discuss any matters of particular interest. Please let us know if this would be helpful and we can arrange a convenient time.

A wider public consultation will also run from Monday 28 September to Friday 23 October 2026. As part of this, we will be holding a public drop-in event, which you would of course also be very welcome to attend:

Agenda Item 6 .../cont'd

**Proposed Planning Application: Data Centre On Land At New Barns Farm, Chigwell –
Proposals for Roding Campus**

Wednesday 14 October 2026, 4.00pm–8.00pm

Roding Valley Cricket Club, Bradwell Road, Buckhurst Hill, IG9 6BY

Members of the project team will be available to discuss the plans and answer questions.

Project information will be available at rodingcampus.co.uk, with the full consultation materials and online feedback form available from 28 September. Feedback will be considered alongside the technical work and, where appropriate, reflected in changes to the proposals before an application is submitted.

We will continue to keep you updated as the plans progress. Please do get in touch with any questions or if you would like to arrange a briefing.

Email: info@rodingcampus.co.uk

Freephone: 0800 208 4928

Many thanks,

Rebecca Langton

On behalf of Lee Davy-Martin

PLMR

Agenda Item 6 .../cont'd

Proposed Planning Application: Data Centre On Land At New Barns Farm – Objection

Dear Councillor

I write to you in your capacity as my Member of Parliament, a member of Chigwell Parish Council, Buckhurst Hill Parish Council and Epping Forest District Council and, in particular, your involvement in the Planning Committees of those organisations/councils.

My name is [REDACTED] and I own New Barns Farm, a grade 2 listed property situated in the middle of an area of land which will shortly be the subject of a planning application for a 24,000 square metre, 25 metre high data centre on the land which abuts Roding Lane and the M11 embankment. Preliminary details of the plan for the data centre were presented by the landowners DC Well2 Limited (Directors/Shareholders: Lee Davy-Martin and Paul Davenport) and P3P Partners (Project Manager Sam O'Neill) to a group of local residents/key users of the New Barns Farm complex on Tuesday 22nd September 2026. A meeting for a larger group of residents is planned for October 14th 2026 between 4-7 pm at Roding Valley Cricket Club and I encourage you to attend to inform yourselves about the proposal and to raise your concerns/reservations/objections.

I also urge that the proposed development be added to the agenda of the next Planning Committee meeting of EFDC and the two Parish Councils in order that the Parish and District Councils can register their objection to the proposal at the earliest opportunity given its scale, inappropriate location, impact on the Green Belt and economic, social and cultural damage that it will inflict on the local environment of Chigwell and Buckhurst Hill.

Whilst I understand that I should wait to make my own objections until any planning application is made to the Parish or District Council and that any objection should be made in relation to the National Planning Framework and the Chigwell Town Plan, I feel that this proposal needs to be considered and rejected as a matter of priority as it is totally out of keeping with the surrounding area.

In particular, I make the following points:

- The developers confirmed in the September 22nd 2026 residents meeting that the land is Green Belt and they will need to make the strongest case to local authority planning committees and Government to overturn the existing Green Belt designation of the site;
- At 25 metres high, the facility will be an eyesore; specifically it will destroy the Green Belt aspect and view of the Roding Valley as one crests the ridge on Chigwell Rise and look towards Buckhurst Hill; it will destroy the Green Belt aspect and view towards Chigwell from various points in Buckhurst Hill including perhaps most notably various points on Queens Road; from a personal standpoint, it will also overlook my Grade 2 listed house in winter (when the leaves fall), causing damage to a Heritage asset;
- The Chigwell Town Neighbourhood Plan 2018-33 ("CTNP") makes no mention of the word "industrial" or "industrial site" in its entire document regarding future permitted development. Areas for development are identified as "smaller brownfield sites and edge of village locations" for "residential housing purposes". The CTNP specifically states "Thankfully, our fears of a major loss of Green Belt land appear to have been allayed". This proposal would represent a huge loss of Green Belt space in the middle of our community.
- The infrastructure to support the development of the site does not exist. Chigwell Rise/Roding Lane/Palmerston Road is a two way single carriageway road which is clogged each morning and evening during the hours 7.30-9 am and 4-7 pm. It cannot support the additional volume of traffic to construct the facility or maintain the site thereafter.

- The Chigwell Rise/Roding Lane/Palmerston Road is continually being excavated (10 occasions in past twelve months by Thames Water) who cannot seem to identify and repair leaks on their existing mains pipe along this carriageway. This results in constant disruption, upheaval and a road surface which is "not fit for purpose"
- Chigwell Rise/Roding Lane/Palmerston Road represents one of only two unimpeded motor traffic crossings of the River Roding and Central Line between the North Circular Road and Abridge (a 6 mile stretch of railway line/river). Closure of Broadmead Road bridge for the last 5 years and the traffic controls at Station Way, Buckhurst Hill have funnelled traffic into Chigwell Rise/Roding Lane/Palmerston Road to the extent that it cannot cope with existing traffic demands, let alone the increase from the proposed facility.
- Data centres requires huge volumes of water for cooling purposes yet this summer has shown that Thames Water are entirely incapable of servicing the existing demands of Chigwell, let alone the additional demands from this facility
- Data centres require huge amounts of electricity and generate significant amounts of background noise yet there is no proven current supply of electricity to this site. The background hum/noise will persist across the Roding Valley 24/7.
- The facility will cause irreparable damage to the nature and wildlife which inhabits the plateau. From my own recent experience, this includes muntjac deer, badgers, swifts, starlings, hawks/birds of prey, woodpeckers and assorted rodents.
- There is currently the main sewer which services large section of Buckhurst Hill and which passes directly beneath the floorplate of the proposed facility. I connect to that sewer further downstream and am concerned that my waste water connection will be severely disrupted both during and after any construction phase of the facility. The implications for upstream users (eg David Lloyd Leisure Centre and large tracts of Buckhurst Hill) will be even more manifest.
- The Chigwell Neighbourhood Plan identifies the following relevant clauses in the National Planning Policy Framework as pertinent to Chigwell -Supporting a Prosperous Rural Economy (§28) • Sustainable transport policies and travel plans (§35 etc) • Delivery of a wide choice of high quality homes (§50) • The quality of development (§58 etc) • Promoting healthy and inclusive communities (§68 etc) • Designation of local green spaces (§76 etc) • Protecting Green Belt land (§79 etc) • Conserving and enhancing historic environment (§126 etc) • Neighbourhood Plans (§183 etc). The proposed data centre is clearly in conflict several of these criteria (sustainable transport, quality of development, protecting green belt land, conserving historic environment) and I reiterate that the Chigwell Neighbourhood Plan carries no reference for the need or desirability of industrial facilities or data centres in Chigwell,
- We are aware of data centres that are in the process of or have obtained planning permission in the Debden Industrial Site on Langston Road, Debden and North Weald Airfield, each of which are brownfield sites which are more appropriate for the siting of such data centre facilities.
- The proposed data centre is in direct contravention of Policy CHG 1 A Spatial Plan for the Parish
- The proposed data centre is in direct contravention of CHG7: Supporting Local Business

In short, I can see many reasons as to why this proposal should not be allowed to proceed on the Green Belt and as to why the proposed Planning Application should be rejected, and frankly no reasons as to why this facility should be tolerated on Green Belt Land and the planning application considered. It is an act of economic, social and cultural vandalism which will have negative long term implications for the communities of Chigwell and Buckhurst Hill and, as local MPs and councillors, you need to be aware and cognisant of the implications of the proposal

I welcome your response on this matter.